Horsham District Council

Mr Martin Clee
15 Belinus Drive
Billinghurst
West Sussex
RH14 9BX

Our ref:	DISC/24/0269
Your ref:	NO ACRES
Email:	planning@horsham.gov.uk
Direct Line:	01403 215059
If Calling Please ask for:	Halima Chowdhury
Date:	23rd December 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 3, 4 and 5 to approved application DC/22/1787

No Acres 1 Hillside Cottages Mill Road West Chiltington

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

   Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 23rd December 2024

4. **Pre-Commencement Condition**: No development shall take place, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

   i. the parking of vehicles of site operatives and visitors.
   ii. loading and unloading of plant and materials.
   iii. storage of plant and materials used in constructing the development.
   iv. the erection and maintenance of security hoarding, where appropriate.
   v. the provision of wheel washing facilities if necessary.
   vi. measures to control the emission of dust and dirt during construction.
   vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjacent properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd December 2024

5. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

   Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd December 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Pre-commencement Notice Letter		28.10.2024
Plans	Car Port Plan		28.10.2024
Plans	Drainage Run Layout		28.10.2024
Layout plan	Site Layout Plan		28.10.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control