Horsham District Council

Euan Clark
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Our ref:	DISC/24/0274
Your ref:	Newfoundout Bungalow - Pr Occ DISC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215322
If Calling Please ask for:	Alice Johnson
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 Condition 9 and 11 to approved application DC/20/0278

Newfoundout Bungalow Reeds Lane Southwater West Sussex

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

9. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
   - Details of all existing trees and planting to be retained
   - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   - Details of all hard surfacing materials and finishes, which shall allow for a gravel trap, area of block paving or other bound material at the point of access onto Reeds Lane;
   - Details of all boundary treatments;
   - Details of all external lighting.

   The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

   Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd December 2024

11. **Pre-Demolition Condition**: No demolition of the existing bungalow and adjoining shed, identified as buildings B1 and B2 in the Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment Survey Plan (Arbtech, March 2020), shall take place unless and until the Local Planning Authority has been provided with either:
    a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
    b) a method statement supplied by an individual registered to use a Low Impact Class Licence for Bats; or
    c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

    Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development 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
Plans	Proposed Landscaping Plan	19067 3.10 A	04.12.2024
Supporting Docs	Bat Licence Confirmation		01.11.2024

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