Horsham District Council

Mr Daniel Holmes
Batcheller Monkhouse
Stratton House
57 Lower Street
Station Road
Pulborough
RH20 2AZ

Our ref:	DISC/24/0076
Your ref:	Jessups Farm: Flower Studio C...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	6th June 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 2,3,4,5,6 and 7 to approved application DC/23/2042

Jessups Farm Honeybridge Lane Ashurst West Sussex

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

2. **Regulatory Condition**: Within 3 months of the date of this permission, a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to the Local Planning Authority for its approval in writing. The content of the Biodiversity Enhancement Strategy shall include the following:

   a) purpose and conservation objectives for the proposed enhancement measures;
   b) detailed designs to achieve stated objectives;
   c) locations of proposed enhancement measures by appropriate maps and plans;
   d) persons responsible for implementing the enhancement measures;
   e) details of initial aftercare and long-term maintenance (where relevant).

   The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

   Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

Date of approval - 6th June 2024

3. **Regulatory Condition**: Within 3 months of the date of the permission, a lighting design scheme for biodiversity shall have been submitted to the Local Planning Authority for its

approval in writing. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

Date of approval - 6th June 2024

4. **Regulatory Condition**: Within 3 months of the date of this permission, a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles shall have been submitted to the Local Planning Authority for its approval in writing. The parking spaces shall be provided within 3 months of the details being agreed and the areas of land so provided shall thereafter be retained for the parking of vehicles.

   Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

Date of approval - 6th June 2024

5. **Regulatory Condition**: Within 3 months of the date of the permission, provision for the storage of refuse and recycling shall be provided within the side or rear garden for the dwelling. The facilities shall thereafter be retained for use at all times.

   Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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6. **Regulatory Condition**: Within 3 months of the date of the permission, the cycle parking facilities serving it have been provided within the side or rear garden for the dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

   Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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7. **Regulatory Condition**: Within 3 months of the date of the permission, a fast charge electric vehicle charging point for that dwelling shall be installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

   Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

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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	Biodiversity Enhancement		11.04.2024
Block plan	Block Plan	CD 4-7	11.04.2024
Supporting Docs	Biodiversity Enhancement Strategy & Lighting Design Scheme by Batchellor Monkhouse dared April 2024		11.04.2024

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