Horsham District Council

Mr Guillermo Marijuan Guimera
e-gg
112 Finsbury Business Centre
London
EC1R 0NE

Our ref:	DISC/24/0075
Your ref:	Aurora Vincent House
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 4, 5 and 6 to approved application DC/23/1566

Vincent House 31 North Parade Horsham West Sussex

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

4. **Pre-Commencement Condition**: The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

   i. Details of site management contact details and responsibilities;
   ii. A plan detailing the site logistics arrangements, including:
      a. location of site compound,
      b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
      c. site offices (including location, height, size and appearance),
      d. location of site access points for construction vehicles,
      e. location of on-site parking,

   The construction shall thereafter be carried out in accordance with the details and measures approved.

   Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 6th June 2024

5. **Pre-Commencement Condition**: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. 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

6. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (Technical Memorandum by SLR Consulting Limited dated 04.08.2023) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Date of approval - 6th June 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 Docs	Biodiversity Enhancement Strategy for Protected and Priority Species	425.064800.00001 Rev 01	11.04.2024
Site plan	Proposed Site Plan	P-006 Rev 02	11.04.2024
Supporting Docs	Sanitary & Kitchen Product Information	NONE	11.04.2024
Supporting Statement	Full Construction Traffic Management Plan by Velocity Transport Planning dated March 2024	D001 Version 1.0	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