Horsham District Council

Mr Pierre Lombaard
Purple Pepper Partnership Ltd
Dalton House
60 Windsor Avenue
London
SW200RQ

Our ref:	DISC/24/0087
Your ref:	Coppice Hanger Condition Disc...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	11th 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 (Biodiversity CEMP), 5 (Ecological Enhancement Strategy), 6 (Drainage Strategy), and 8 (Building Details) to approved application DC/21/1931

Coppice Hanger, Church Hill, Pulborough, West Sussex

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 construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:-

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones.
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.
i) Containment, control, and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife

& Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

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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: 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).

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6. **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 details.

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).

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8. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- roof ridge
- valleys
- eaves
- verges
- flat roof perimeters
- parapets

b) Specification of brickwork and stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.
c) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced,

thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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
Elevation plan	Planning Condition: Materials Matching v5Dec24	A(21)001	05.12.2024
Supporting Docs	CONDITION 3 - BIODIVERSITY ENHANCEMENT STRATEGY		23.04.2024
Supporting Docs	Condition 5 - Construction Environmental Management Plan		23.04.2024
Supporting Docs	DRAINAGE PACK (November 2024)	P2	06.11.2024

Note to Applicant:
The applicant is advised to have regard to the comments of the Council's drainage engineer when seeking Building Regulations approval for the final detailed design of the surface water soakaway system.

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