



Mr Iain Armstrong  
JBA Consulting  
Floor 4  
Maybrooke House  
31/35 Grainger Street  
Newcastle Upon Tyne  
NE1 1JE

Our ref: DISC/26/0117  
Your ref: Bramber Brook discharge of  
conditions 2  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line: 01403 215245  
If Calling Please ask for: Sophie Moore  
Date: 15th May 2026

Dear Sir/Madam,

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

**Approval of details reserved by condition(s) 3, 7, 9, 13 to approved application DC/25/1324.**

**Bramber Brooks (Off) The Street, Bramber, BN44 3WE**

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 or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

**Date of approval - 15th May 2026**

7. **Pre-Commencement Condition:** Within 1 month of the excavation of walkways and before first use of the facilities by visitors a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Protected Species Report September 2023 Revision A4-C02 (JBA Consulting Ltd, October 2023) and Preliminary Ecological Appraisal (JBA Consulting Ltd, August 2023), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

**Date of approval - 15th May 2026**

9. **Pre-Commencement Condition:** Within 6 months of commencement of development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the local planning authority.  
The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organisation responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures.
- The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To 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 (as amended).

**Date of approval - 15th May 2026**

13. **Regulatory Condition:** The applicant will submit to the local planning authority a post excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report (if appropriate).

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

**Date of approval - 15th May 2026**

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 | Archaeological condition discharge letter | 2022s0746_Le01               | 02.04.2026    |
| Supporting Statement | Covering letter                           | 2022s0746                    | 02.04.2026    |
| Supporting Statement | Landscape and Ecological Management Plan  | ENVIMSO000648-JBAU-00-00-RP- | 02.04.2026    |

|                      |  |          |            |
|----------------------|--|----------|------------|
|                      |  | EN-0003  |            |
| Supporting Statement |  | 296370.2 | 23.04.2026 |
| Supporting Statement |  | 4720     | 23.04.2026 |

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