Horsham District Council

Mr Lee Goossens
Hunter Development Holdings Limited
Nash Manor, Lower Nash
Nutbourne Lane, Nutbourne
Pulborough
RH20 2HS

Our ref:	DISC/24/0191
Your ref:	Stonehouse Farm - Extension of R
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	3rd September 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 and 5 to approved application DC/24/0408

Stonehouse Farm, Handcross Road, Plummers Plain, 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 Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Briefing Note (CSA Environmental, March 2024), has been 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: 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 - 3rd September 2024

5. **Regulatory Condition:** No construction of the access hereby permitted shall take place until the following plans and details have been submitted to and approved by the Local Planning Authority in writing:

   i. The location and size of the proposed vehicular access, including surfacing details.
   ii. Details of the visibility splays (2.4 metres by 121 metres to the west and 2.4 metres by 134 metres to the east) for the proposed access serving the development. Once provided the splays shall thereafter be provided prior to first use of the access and shall thereafter be

maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
iii. Details of all existing trees and planting to be removed and retained alongside the proposed access, including details of all new replacement planting.

The proposed access shall be constructed in accordance with the approved details. The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of the access. 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 access. Any proposed or retained 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: In the interests of road safety and 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 Policies 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 3rd September 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	Landscape Proposals (condition 5iii)	CSA/6746/114 Rev A	02.09.2024
Plans	biodiversity enhancement plan	CSA/6746/115	26.07.2024
Plans	Tree Retention/Removal & Protection Plan	BHA_5794_03	26.07.2024
Supporting Docs	Planning Statement		26.07.2024
Plans	EXISTING AND PROPOSED HIGHWAYS LAYOUT	L020-EX-C-95-100	26.07.2024
Plans	S278 AGREEMENT PLAN	L020-EX-C-95-278	26.07.2024

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