Horsham District Council

Mr Andrew Aldridge
CPA Property Chartered Surveyors
The Stables
Kestrels Barn
The Street
Bury
Pulborough
West Sussex
RH20 1PA

Our ref:	DISC/24/0204
Your ref:	
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	8th October 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, 7, 8, and 9 to approved application DC/22/0695

Woodmans Farm London Road Ashington 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 drainage strategy detailing the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed within 1 month of the date of approval of these 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).

Date of approval - 8th October 2024

3. **Regulatory Condition**: Within 3 months of the date of this permission, a Waste Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, the location and storage of waste prior to collection, the location of waste on day of collection, and measures to control and minimise odour from waste at the site. The Waste Management Plan shall be implemented within 1 month of approval of these details and complied with thereafter for the duration of the use.

   Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 8th October 2024

4. **Regulatory Condition**: Within 3 months of the date of this permission, a scheme for sound attenuation against external noise from the externally located plant shall be submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the submitted Noise Assessment reference J3550 Issue 1 by Acoustic Associates Sussex Ltd. The approved sound attenuation works shall be completed within 1 month of the details being approved and shall be retained thereafter.

   Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 8th October 2024

5. **Regulation Condition**: Within 3 months of the date of this permission, a Delivery, Collection and Service Management Plan, which includes details of the types of vehicles, how deliveries and collections will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries and collections shall thereafter be carried out in accordance with the approved plan.

   Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 8th October 2024

7. **Regulatory Condition**: Within 3 months of the date of this permission, a scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed within 1 month of the date of approval of these details and shall thereafter remain as such.

   Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2020).

Date of approval - 8th October 2024

8. **Regulatory Condition**: Within 3 months of the date of this permission, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. Within 1 month of the approval of these details, the approved cycle parking facilities shall be fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

   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).

Date of approval - 8th October 2024

9. **Regulatory Condition**: Within 3 months of the works to upgrade the external plant enclosures being completed, a Noise Assessment shall be submitted and approved in writing by the Local Planning Authority which demonstrates the plant noise levels for night time operation have been reduced by at least 3dB(A). The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically

distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary in accordance with a timetable submitted with the Assessment. The details as approved shall thereafter be permanently retained.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 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
Supporting Docs	Discharge of Planning Conditions	NONE	07.08.2024
Supporting Docs	Waste Management Details	NONE	04.09.2024
Supporting Docs	Discharge of Condition 4 of DC/22/0695 by Acoustic South East dated 05.09.2024	J3550 Issue 1	05.09.2024

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