

Planning Statement

Project no: 24051

Project Name: The Maples, Spencers Place, Horsham, West Sussex, RH12 2EZ

Planning Application ref: DC/25/0158

This Planning Statement has been prepared to support the Discharge of Conditions Application to address the following Conditions:

Pre-Commencement Condition: The development hereby approved shall not commence until demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

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 scheme.

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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;

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.

The approved details shall be adhered to throughout the construction period.

Please refer to the following documents prepared to support the application:

- 24051 – 4.01 – CMP Plan
- 24051 – CMP
- 24051 - Materials Schedule
- 843/FolkesArchitects/TheMaples/DDS