Horsham District Council

Mrs Rosina Green
Sunninghill Construction Company Ltd
33 Boltro Road
Haywards Heath
West Sussex
RH16 1BP

Our ref:	DISC/25/0046
Your ref:	Conditions 4, 5, 10, 11 & 17 at 15 - 18 Fairfield Cottages, Cowfold RH13 8BL
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	2nd May 2025

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 4, 5, 10, 11 and 17 to approved application DC/22/2010

15- 18 Fairfield Cottages, Cowfold, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

4. **Pre-Commencement Condition**: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

   Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd May 2025

5. **Pre-Commencement Condition**: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

   Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd May 2025

10. **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 Biodiversity Enhancement Layout has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Layout shall provide finalised details and locations of the enhancement measures contained within the Bat Survey Report (The Ecology Co-op, October 2022) and Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2022). The enhancement measures shall be implemented in accordance with the approved details prior to the first occupation of the site, 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 - 2nd May 2025

11. **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 buildings 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.

    Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd May 2025

17. **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
    - Details of all existing trees and planting to be retained
    - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
    - Details of all hard surfacing materials and finishes
    - Details of all boundary treatments
    - Details of all external lighting
    - Ecological enhancement measures set out in the Bat Survey Report (The Ecology Co-op, October 2022) and Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2022).

    The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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 development. 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: 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 Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd May 2025

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
Tree plan	Tree Pit Detail [Standard Selected]	RCo562 / 03 00	13.02.2025
Layout plan	Detailed Planting Layout	RCo562 / 02 02	08.04.2025
Plans	Hard & Soft General Arrangement Drawing For Planning	RCo562 / 01 03	08.04.2025
Supporting Docs	SOFT LANDSCAPE ESTABLISHMENT & MAINTENANCE DOCUMENT	RC0562 REV 1	08.04.2025
Supporting Docs	Detailed Plant Schedule and Specification RC0562 / Fairfield Cottages/ 08-04-25 / Rev 02	REV 1	08.04.2025
Plans	Proposed Service Trenches, indicating landscaping and Arboricultural requirements	DS0000 SCC XX XX DR AR 002 S00 000	13.02.2025
Plans	Existing and Proposed Levels	DS0000 SCC XX XX DR AR 001 S00 00a	02.05.2025
Supporting Docs	Biodiversity Enhancement Strategy	P5077	13.02.2025
Materials	Materials Schedule	07 A	20.03.2025
Supporting Docs	ARBORICULTURAL IMPLICATIONS ASSESSMENT	J62.24	13.02.2025

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