



Tony White
White Planning
Wey Bank
Alton Road
Farnham
GU10 5EL

Our ref: DISC/26/0062
Your ref: Marches Road Condition
Discharge
Email: planning@horsham.gov.uk
Direct Line: 01403 215184
If Calling Please ask for: Kate Turner
Date: 21st September 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 4, 5, 7, 8, 9 to approved application DC/25/0982.

Land At 514777 135669, Marches Road, Warnham, 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. **Regulatory Condition:** Within three months of the date of this decision, a Biodiversity Compensation and Enhancement Strategy (for protected and Priority species and habitats) shall be submitted to the Local Planning Authority for its approval in writing. The Biodiversity Compensation and Enhancement Strategy shall include the following:
- (a) Purpose and conservation objectives for the proposed compensation and enhancement measures;
 - (b) detailed designs or product descriptions to achieve stated objectives;
 - (c) identification and numbers of native species to be planted;
 - (d) locations, orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);
 - (e) persons responsible for implementing the compensation and enhancement measures; and details of initial aftercare and long-term maintenance (where relevant).

The strategy shall be implemented within 3 months of such approval being given and shall be carried out in strict accordance with the agreed details. The strategy and related measures shall be retained in that manner thereafter.

Reason: To compensate and enhance native hedgerow and woodland and protected, Priority and threatened species & habitats and allow the LPA to discharge its duties under the NPPF (December 2024) and s40 of the NERC Act 2006 (as amended).

Date of approval - 21st September 2026

5. **Regulatory Condition:** Within three months of the date of this decision, a lighting design scheme for biodiversity shall be submitted to the Local Planning Authority for its approval in

writing. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No further external lighting shall be installed without the prior written consent of the Local Planning Authority by way of a formal application.

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 - 21st September 2026

7. **Regulatory Condition:** Within three months of this decision, visibility splays for the new access serving the development (including details of any planting to be removed) shall be submitted to the Local Planning Authority for its approval in writing. The visibility splays shall be provided within 3 months of such approval being given and in accordance with the agreed details. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 21st September 2026

8. **Regulatory Condition:** Within three months of the date of this decision, details of parking and turning facilities for the site shall be submitted to the Local Planning Authority for its approval in writing. The parking and turning facilities shall be provided in accordance with the agreed details and within 3 months of such approval being given. The parking and turning facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 21st September 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
Plans	Surface and Foul Water Drainage Strategy - Proposed Layout	CIV01 P1	20.07.2026
Block plan	Proposed	GP/03/24 REV E	19.02.2026

Supporting Docs	Lighting report	NONE	19.02.2026
Plans	Lighting layout	NONE	19.02.2026
Supporting Docs	Covering letter	NONE	19.02.2026
Supporting Docs	Planting schedule	1134-LA-P-02	25.03.2026
Plans	Ecological enhancement strategy	1134-LA-P-02 REV P2	25.03.2026

Note to Applicant:

Please re-submit the drainage details to discharge conditions 2 and 3 that have been removed from this application. Please also consider the drainage officer comments in relation to the details submitted.

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