



Mr Scott Ellisdon
Ellisdon Architectural Associates
Woggo
Hophurst Hill
Crawley Down
RH10 4LP

Our ref: DISC/26/0242
Your ref: Downsview Paddock
Email: planning@horsham.gov.uk
Direct Line:
If Calling Please ask for: Daniel Holmes
Date: 24th September 2026

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, 6, 8 and 15 to approved application DC/25/1996

Downsview Paddock New Hall Lane Small Dole West Sussex

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

6. **Pre-Occupation Condition:** Within 3 months of the date of this permission, details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and thereafter retained.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 24th September 2026

8. **Pre-Occupation Condition:** Within 3 months of the date of this permission, a scheme for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to occupation and thereafter retained.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

Date of approval - 24th 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
Site plan	Proposed Site Plan (In reference to Refuse/Recycling Only)	025	30.07.2026
Supporting Docs	Masterply 1 Port 7.4kw Mode 3 Type 2 Plug Tethered Smart EV Charger	NONE	30.07.2026

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

2. **Pre-Commencement Condition:** Within 3 months of the date of this permission, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on sustainable drainage principles and shall include:

- o Evidence of compliance with the drainage hierarchy in accordance with Building Regulations Part H;
- o Infiltration testing undertaken in accordance with BRE Digest 365 (if infiltration is proposed);
- o Justification where infiltration is not feasible and identification of alternative discharge methods;
- o Calculations for existing and proposed runoff rates (including Qbar);
- o Details of on-site attenuation, including storage volumes;
- o Details of exceedance flow routing for the 1 in 100 year + climate change event;
- o Evidence that rainwater harvesting is not relied upon for attenuation;
- o Water quality and pollution control measures;
- o A management and maintenance plan.

The approved scheme shall be implemented within 6 months of approval and thereafter maintained.

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).

3. **Pre-Commencement Condition:** Within 3 months of the date of this permission, a detailed foul drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- o Full specification of the proposed treatment system;
- o Location, layout and discharge point;
- o Evidence of suitability of discharge method (ground or watercourse);
- o Details of maintenance and emptying regime;
- o Measures to prevent pollution, including shut-off mechanisms where appropriate.

The approved scheme shall be implemented within 6 months and thereafter retained.

Reason: To ensure satisfactory foul drainage and to prevent pollution in accordance with Policy 38 of the HDPF.

4. **Pre-Commencement Condition:** Within 3 months of the date of this permission, a detailed scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- o existing trees and planting to be retained and removed;
- o planting plans, including species (in Latin names), sizes and densities;
- o hard surfacing materials and finishes;
- o boundary treatments;
- o minor structures and features; and
- o coordination with services and drainage infrastructure.

The approved landscaping scheme shall be implemented within the first planting season following approval and shall thereafter be retained.

Any planting which dies, is removed or becomes seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.