



**Horsham
District
Council**

Benjamin Hume
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Our ref: DISC/26/0007
Your ref: 24051 - The Maples
Email: planning@horsham.gov.uk
Direct Line: 01403 215322
If Calling Please ask for: Alice Johnson
Date: 10th April 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 3 (demolition and construction details), 4 (foul and surface water disposal), 5 (materials and finishes) and 6 (Biodiversity Enhancement Strategy) to approved application DC/25/0158 (Demolition of existing bungalow/workshop. Erection of replacement two storey dwellinghouse).

The Maples Spencers Place 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):

3. **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.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 10th April 2026

4. **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.

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 - 10th April 2026

5. **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.

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 - 10th April 2026

6. **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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 10th April 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
Supporting Statement	Drainage Strategy - Surface Water and Foul Sewage by EAS Ltd Revised March 2026		16.03.2026
Photos	Ecological Enhancement Photos		27.02.2026
Supporting Statement	Biodiversity Enhancement Strategy Date of Issue 17 December 2025		13.01.2026
Supporting Statement	Construction Management Plan by Folkes architects		13.01.2026
Supporting Statement	Material Schedule 24051 Dec 2025		13.01.2026
Site plan	Ground & First Floor Plan As Proposed	2.02 REV A	27.02.2026
Site plan	CMP Site Plan	5.01 REV A	13.01.2026

Notes to Applicant:

The Drainage Officer has advised that in addition to planning permission, the applicant will need to obtain permission to connect to Southern Water, requested via a Section 106 application.

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control