Horsham District Council

Mr Daniel Holmes
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Our ref:	DISC/25/0002
Your ref:	Goffsland Farm (DoC)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215322
If Calling Please ask for:	Alice Johnson
Date:	12th March 2025

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 conditions 3, 4 and BNG to approved application DC/24/0932

Goffsland Farm Shipley Road Southwater 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** No development shall commence 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:
   - o Details of all existing trees and planting to be retained
   - o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   - o Details of all hard surfacing materials and finishes.
   - o Land levels across the site.
   - o Details of all boundary treatments.
   - o Details of all external lighting, which shall reflect guidance within a "lighting design strategy for biodiversity" set out in Guidance Note 08/23 (Institute of Lighting Professionals).

   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 - 12th March 2025

4. **Pre-commencement (slab level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Technical Note 1: Water Neutrality Statemen received 23/07/2024) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 12th March 2025

Biodiversity Net Gain Condition

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to Section 13(2) of Schedule 7A of the Town and Country Planning Act 1990

Date of approval - 12th March 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
Layout plan	Landscape Plan	010C	03.03.2025
Supporting Statement	Rainwater Harvesting Details	none	21.02.2025
Supporting Statement	A 28/01/25	none	28.01.2025
Supporting Statement	Water Neutrality Statement	none	07.01.2025
Supporting Docs	BNG Metric	none	27.01.2025

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