Horsham District Council

Mr Patrick Goldsmith
Leyshurst Farm West Chiltington Lan
Leyshurst Farm, West Chiltington La
Coneyhurst
Billingshurst
RH14 9DY

Our ref:	DISC/24/0006
Your ref:	Pre-occupation condition
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	12th June 2024

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 and 4 to approved application DC/21/2689

Leyshurst Farm West Chiltington Lane Coneyhurst 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-Occupation Condition**: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

   Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Date of approval - 12th June 2024

4. **Pre-Occupation Condition**: The storage and distribution building hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the water efficiency measures and rainwater harvesting system, as set out in the Water Neutrality Statement and associated attachments received 26.09.2022, to serve the new and existing buildings have been implemented in full. The installed measures shall be retained as such thereafter.

   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 June 2024

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 Docs	Graf invoice and photographs		11.01.2024
Supporting Statement	planning statement for conditions		11.01.2024

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