Horsham District Council

Mr Daren Drage
Exedra Architects
Rest Harrow
Halliford Road
Shepperton
TW17 8RU

Our ref:	DISC/24/0198
Your ref:	Scout Hut, 104 Bishopric conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	19th November 2024

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 3,4,5,6 and 7 to approved application DC/22/1451

Scout Hall 104 Bishopric 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 a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following relevant measures:

   i) Detailed site logistics arrangements, including locations of site compounds, location for the loading and unloading of plant and materials, any site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
   ii) Details regarding parking of site operatives, visitors and deliveries;
   iii) The method of access to and from the construction site;
   iv) Locations and details for the provision of wheel washing facilities;
   v) Loading and unloading of plant and materials;
   vi) Storage of plant and materials used in the construction of the development;
   vii) The erection and maintenance of any security hoarding;
   viii) Measures to control the emission of dust and dirt during construction;
   ix) A scheme for recycling/disposing of waste resulting from demolition and construction works.

   The construction shall thereafter be carried out in accordance with the details and measures approved in the CMP.

   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 - 19th November 2024

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 - 19th November 2024

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 - 19th November 2024

6. **Pre-Commencement (Slab Level) Condition**: No development shall commence above slab level until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Updated Preliminary Roost Assessment (Cherryfield Ecology, January 2023), shall be submitted to and approved in writing by the local planning authority.

   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: 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 19th November 2024

7. **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 (ASAPS received 07.10.2022) 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 - 19th November 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
Materials	Material Specification	647 B1	30.07.2024
Layout plan	Proposed Drainage and Lighting Layout	647 PL120 rev A	21.10.2024
Supporting Docs	Construction and Environmental Management Plan	NONE	23.09.2024

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