Horsham District Council

Miss Georgina McLeod
McLeod 3 Five Architects
The Fuse Box
Level 4 North
New England Street
Brighton
BN1 4GH

Our ref:	DISC/23/0211
Your ref:	Patchings Barn Conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	24th November 2023

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 condition 3 and 5 to approved application DC/23/0562

Patchings Barn Steyning Road Partridge Green 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: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), Policy 31 of the Horsham Development Framework and s17 Crime & Disorder Act 1998.

Date of approval - 24th November 2023

5. Pre-commencement (slab level) Condition: No development above ground floor slab level associated with the stable building hereby permitted shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (received 18.07.2023) 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 - 24th November 2023

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 Rainwater underground tank Carat-S - Dimensions	NONE	25.09.2023
Supporting Docs	Bat Licence Registration	RC096-8681A	25.09.2023
Supporting Docs	GRAF Rainwater Storage Tank - Carat S Series Information	NONE	25.09.2023
Supporting Docs	GRAF Sales Order	0000064231	25.09.2023

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