Horsham District Council

Joe Brown
Stonebond Properties (Guildford) Limited
1 Bishops Wharf
Walnut Tree Close
Guildford
Surrey
GU1 4UP

Our ref:	DISC/25/0225
Your ref:	Millfield's Farm, Rusper
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	20th August 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 condition 3 to approved application DC/24/0699

Millfields Farm, Horsham Road, Rusper, 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 the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
   - i. Details of site management contact details and responsibilities;
   - ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
     - a. location of site compound,
     - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
     - c. site offices (including location, height, size and appearance),
     - d. location of site access points for construction vehicles,
     - e. location of on-site parking,
     - f. locations and details for the provision of wheel washing facilities and dust suppression facilities (with particular regard to the recommendations of the submitted Emissions Mitigation Assessment (GEM air quality, ref: AQ2404) at Table 10.
     - g. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
     - h. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
   - iii. Identification of biodiversity protection zones and associated protection fencing, exclusion zones and/or barriers;
   - iv. Practical measures (both physical and working practices) to avoid ecological impacts during construction;
   - v. The location and timing of sensitive works to avoid harm to biodiversity features;

vi. Times when overseeing ecologists need to be present on site to oversee works and the roles and responsibilities of an ecological clerk of works or similarly competent person;
vii. Measures for the control, containment and removal of any invasive non-native species;

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

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 - 20th August 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
Supporting Statement	Construction Environmental Management Plan and Method Statement	Project 002 Rev 02	08.08.2025

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