Horsham District Council

Mr Simon Rickards
Paper Architecture
71-75 Shelton Street
London
WC2H 9JQ
United Kingdom

Our ref:	DISC/24/0109
Your ref:	Rudgwick ? Plot 3 Conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	1st August 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 Conditions 4, 5, 7 to approved application DC/23/0235

Oakfield Cox Green Rudgwick West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

4. **Pre-Commencement Condition**: Prior to the commencement of the development, a Non-Licensed Hazel Dormouse Method Statement shall be submitted to and approved in writing by the local planning authority. This should contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

   Reason: To conserve protected and Priority species and allow the Local Planning Authority 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).

Date of approval - 1st August 2024

5. **Pre-Commencement (Slab Level) Condition**: Prior to the commencement of the development above slab level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (The Ecology Co-op, November 2022) and the Reptile Survey Report (November 2022) 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: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 1st August 2024

7. **Pre-Commencement (Slab Level) Condition**: Prior to the commencement of any development above slab level, details of the proposed Air Source Heat Pump shall be submitted to and approved in writing by the Local Planning Authority. The details shall include (but shall not be limited to):

   - The manufacturer's specification of the unit (including make and model)
   - Details of maintenance and upkeep
   - Expected noise levels
   - Details of any noise mitigations, including design of any shrouding (if required)

   The equipment shall thereafter be installed and maintained in accordance with the approved detail unless otherwise agreed to and approved in writing by the Local Planning Authority

   Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 1st August 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	Panasonic 12w ASHP Data Sheet (Air Source Heat Pump)		15.05.2024
Supporting Docs	Biodiversity Enhancement Strategy		15.05.2024
Supporting Docs	Dormouse Precautionary Method Statement		15.05.2024

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