Horsham District Council

Michael Bissett-Powell
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BN44 3EZ

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|---|---|
| Our ref: | DISC/24/0212 |
| Your ref: | LIMEKILN FARM CONDITIONS 1 |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215184 |
| If Calling Please ask for: | Kate Turner |
| Date: | 4th February 2025 |

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, 6, 7, 9, 12, 13 & 14 to approved application DC/23/1325**

**Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale 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 commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the measures for the protection of those trees and hedges on the application site that are to be retained.

   Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

**Date of approval - 4th February 2025**

5. **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
   i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
   ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities The approved details shall be adhered to throughout the construction period.

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

**Date of approval - 4th February 2025**

6. **Pre-Commencement Condition**: No development shall commence until details of access and circulation for fire and rescue vehicles has been submitted to and been approved in writing by the Local Planning Authority, in consultation with the local member and Chair of Planning Committee North. Comments and a site visit shall be requested from the Fire Service. The development shall be carried out in accordance with the approved details, which shall be retained as such thereafter.

   Reason: As this matter is fundamental to ensure the safe development and operation of the site.

**Date of approval - 4th February 2025**

7. **Pre- Commencement (Slab Level) Condition**: No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include proposed finished levels and contours showing earthworks and mounding (inc. details of the proposed pond), planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.

   The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

   Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 4th February 2025**

9. **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for bespoke biodiversity enhancements, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (The Ecology Co-op Ltd., May 2023), and shall be submitted to and approved in writing by the local planning authority.
   The content of the Biodiversity Enhancement Strategy shall include the following:
   a) Purpose and conservation objectives for the proposed enhancement measures;
   b) detailed designs or product descriptions to achieve stated objectives;
   c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
   d) persons responsible for implementing the enhancement measures; and
   e) details of initial aftercare and long-term maintenance.

   The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

   Reason: To enhance protected and priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

**Date of approval - 4th February 2025**

12. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

    Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

**Date of approval - 4th February 2025**

13. **Pre-Occupation Condition**: No part of the sandschool development hereby permitted shall be occupied until details of the finished surface of the sand school have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

    Reason: In the interests of amenity and in accordance with Policies 10 and 33 of the Horsham District Planning Framework (2015).

**Date of approval - 4th February 2025**

14. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities, including manure waste storage and removal, have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

    Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 4th February 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 |
|---|---|---|---|
| Plans | Block Plan 2B | MBP/0523/02B | 01.10.2024 |
| Supporting Docs | PRE-COMMENCEMENT CONDITION 5 - Construction site set-up details | | 19.08.2024 |
| Supporting Docs | PRE-COMMENCEMENT CONDITION 13- Sand School surface | | 19.08.2024 |
| Supporting Docs | Arboricultural Method Statement - Cond. 4 | Tr-1825-24 | 20.11.2024 |
| Supporting Statement | Planning Statement | | 01.10.2024 |

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|---|---|---|---|
| Supporting Docs | Parking Spaces Cond 12 - Revised | | 01.10.2024 |
| Supporting Docs | Refuse & Recycling Facilities + Manure Storage and Removal - Revised September 2024 | | 01.10.2024 |
| Supporting Docs | Fire & Rescue vehicle access and circulation - Revised September 2024 | | 01.10.2024 |
| Supporting Docs | Soft Landscaping - Condition 7 - Revised September 2024 | | 01.10.2024 |
| Plans | Hard Landscaping Plans - September 2024 | MBP/0523/20 | 01.10.2024 |
| Plans | Biodiversity Plan Revised September 2024 | | 01.10.2024 |
| Supporting Docs | Biodiversity Enhancement Strategy Revised September 2024 - Cond 9 | | 01.10.2024 |
| Supporting Docs | CONDITION 13- SANDSCHOOL MATERIALS | | 04.11.2025 |
| Plans | Layout Plans (includes NMA) | | 03.02.2025 |

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