Horsham District Council

Mr Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA

Our ref:	DISC/25/0184
Your ref:	Sailtops DOC application 1
Email:	planning@horsham.gov.uk
Direct Line:	01403 215059
If Calling Please ask for:	Halima Chowdhury
Date:	23rd October 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 conditions 3,4,5,6,7 and 8 to approved application DC/25/0294

Sailtops 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):

3. **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 - 23rd October 2025

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 - 23rd October 2025

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 Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Updated Preliminary Ecological Appraisal (The Ecology Co-op, March 2024) has been 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 (as amended).

Date of approval - 23rd October 2025

6. **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 - 23rd October 2025

7. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

   - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   - Details of all hard surfacing materials and finishes
   - Details of all boundary treatments

   The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to 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 - 23rd October 2025

8. **Pre-Occupation Condition**: No part of the development shall be first occupied until a lighting design scheme for biodiversity based on GN: 08/23 has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

   All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

   Reason: To 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 (as amended) and Policy 31 of the Horsham Development Framework.

Date of approval - 23rd October 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	Biodiversity Enhancement Strategy		09.06.2025
Supporting Statement	Drainage Information		09.06.2025
Materials			09.06.2025
Site plan	Proposed Construction Site Set-Up		09.06.2025
Supporting Docs	Proposed External Lighting		09.06.2025
Site plan	Proposed		09.06.2025
Supporting Docs	Recommended Landscape Items		09.06.2025
Plans	Sailtops Annex Landscape Plan	ST005	28.08.2025
Plans	Tree Planting	ST007	28.08.2025
Plans	Site Plan as proposed	PL.02 Rev B	28.08.2025
Supporting Docs	Landscape item		28.08.2025
Plans	Tree Planting	ST004	28.08.2025

Notes to Applicant:

INFORMATIVE

The applicant is reminded that the proposed lighting scheme must be located to avoid lighting key habitats and features in compliance with GN: 08/23.

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