Horsham District Council

Mr Alex Moseley
White & Sons
3 Massetts Road
Horley
Surrey
RH6 7PR

Our ref: DISC/25/0096
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215180
If Calling Please ask for: Jacques Burrowes
Date: 24th September 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 3 and 4 to approved application DC/24/0322

Four Seasons Fuel Coneyhurst Road Coneyhurst Billingshurst

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 (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (C3306 REV. P3 received 15/01/2024) 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 185 and 186 of the National Planning Policy Framework (2023), 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 September 2025

4. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (South Downs Ecology, January 2024), 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 LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Date of approval - 24th September 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 Docs	Wooden Hedgehog & Guinea Pig House		10.03.2025
Supporting Docs	Multi Hole Wild Bird Classic Nest Birdhouse Boxes		10.03.2025
Supporting Docs	Wooden Bat Box		10.03.2025
Supporting Statement	Covering Letter	jds/am	10.03.2025
Supporting Docs	Water Efficiency Measures	C3306 P4	15.07.2025
Plans	Bee Ecology Plan	23-12-02	12.05.2025

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