Horsham District Council

Mr Jonathan Abel
Croudace Homes
Croudace House
Tupwood Lane
Caterham
Surrey
CR3 6XQ

Our ref:	DISC/25/0146
Your ref:	Downsview Avenue, Storrington - Condition 16
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
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

Approval of details reserved by condition 16 to approved application DC/19/2015

Croudace Development Site, Downsview Avenue, Storrington, West Sussex

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

16. **Pre-Commencement (Slab Level) Condition**: Prior to the commencement of the development above slab level, details of the proposed improvement works to the Public Right of Way (ROW 2448) along the western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to:
    - A layout plan of the pathway at a scale of at least 1:500;
    - Horizontal sections of the proposed pathway at a scale of at least 1:20;
    - Details and construction of the proposed surfacing materials;
    - Details of any planting adjacent to the pathway (in accordance with landscape detail, to be submitted);
    - Details of the long-term management and maintenance of the pathways, and;
    - Details of (if any) street furnishings.

    The works shall be undertaken in strict accordance with the approved details and completed prior to the occupation of the twentieth dwelling, and shall thereafter be maintained as such, unless otherwise agreed to and approved in writing by the Local Planning Authority.

    Reason: To ensure that the improvement works to the Public Right of Way are undertaken in accordance with the standards accepted by the West Sussex County Council Public Right of Way Team, and to ensure satisfactory appearance in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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
Details plan	PROW Details	168-SK-108 (01) Rev E	04.09.2025
Details plan	PROW Surface Water Flow Path Schematic	168-SK-108 (02) Rev A	04.09.2025
Details plan	Planting Plan	168-500 Rev D	29.08.2025
Supporting Statement	Public Right of Way Maintenance Plan	NONE Rev B	04.05.2025

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