Horsham District Council

Mr Gary Ross
Elivia Homes
First Floor West Prism
1650 Parkway
Solent Business Park
Whiteley
Fareham
PO15 7AH

Our ref:	DISC/24/0309
Your ref:	
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	25th April 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 7 and 8 to approved application DC/24/0977

Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough

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

7. **Pre-Commencement Condition:** No development shall commence until a plan detailing all trees and planting to be removed, and all trees to be retained on and adjacent to the site, including means for their protection during construction work, has been submitted to and approved, in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained 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.

   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) and policy ASH5(B) of the Ashington Neighbourhood Plan.

Date of approval - 25th April 2025

8. **Pre-Commencement Condition:** No development shall commence until a Drainage Strategy detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The drainage scheme shall subsequently be

implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

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 - 25th April 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	Existing Tree Schedule	04	17.03.2025
Plans	DRAINAGE DETAILS SHEET 2 OF 5	P23-961 16 C2	04.04.2025
Plans	DRAINAGE DETAILS SHEET 3 OF 5	P23-961 17 C2	04.04.2025
Plans	DRAINAGE DETAILS SHEET 4 OF 5	P23-961 18 C2	04.04.2025
Plans	DRAINAGE DETAILS SHEET 5 OF 5	P23-961 19 C1	04.04.2025
Supporting Docs	Drainage Calculations	P23-961 02	04.04.2025
Supporting Docs	DRAINAGE STRATEGY NOTE	P23-961 02	04.04.2025
Plans	Drainage Layout (1 of 3)	P23-961 10 C4	04.04.2025
Plans	Drainage Layout (2 of 3)	P23-961 11 C4	04.04.2025
Plans	Drainage Layout (3 of 3)	P23-961 12 C4	04.04.2025
Plans	DRAINAGE DETAILS SHEET 1 OF 5	P23-961 15 C2	04.04.2025
Supporting Statement	Arboriculture Method Statement	02	19.03.2025
Tree plan	Tree Protection Drawing	RCo339-02 06	17.03.2025

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