SHARPE PLANNING

Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

26th October 2026

Dear Madam,

Discharge of conditions 3, 4, 6, 9, 10 and 11 of Permission DC/26/0535 – "Variation of conditions 2 and 7 and removal of conditions 12, 13, 14 and 15 of previously approved application reference DC/24/0481 (Erection of a dwelling, carport with store and greenhouse) relating to plans, tree protection and water neutrality" at Bayley Paddock, Mill Lane, Partridge Green, West Sussex RH13 8JU

We have been instructed by Mr W. Bayley to prepare and apply to discharge conditions 3, 4, 6, 9, 10 and 11 of DC/26/0535.

The relevant conditions and associated information submitted to discharge them is considered below:

3) No development shall commence until a Non-Licensed Precautionary Method Statement for Hazel Dormouse has been submitted to and approved in writing by the local planning authority. This shall include, but not be limited to, a presence/absence survey and assessment, mitigation measures, and enhancement measures where necessary. The approved details shall be implemented before first occupation of the development hereby permitted and shall be maintained thereafter.

A dormouse appraisal and non-licensed method statement has been prepared by EAS Ltd which outlines the methodology for the survey and the results. The hedge is noted to be of poor quality but is retained as part of the development. An area of good quality scrub is identified. The report concludes that dormice are very unlikely to be present in the vicinity of the site with precautionary mitigation to be implemented.

4) No development shall commence until a Presence/Absence Survey and Assessment for Reptiles has been submitted to and approved in writing by the local planning authority. This shall include, but not limited to, a presence/absence survey and assessment, mitigation measures, and enhancement measures where necessary. The approved details shall be implemented before first occupation of the development hereby permitted and shall be maintained thereafter.

A reptiles strategy has been prepared by EAS Ltd which outlines the proposed methodology, reporting and mitigation/enhancement proposed.

6) No development shall commence until construction details, including the following measures, have been submitted to and approved in writing by the local planning authority.
i. Details of site management contact details and responsibilities;
ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
a. location of site compound,
b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
c. site offices (including location, height, size and appearance),
d. location of site access points for construction vehicles,
e. location of on-site parking,
f. locations and details for the provision of wheel washing facilities and dust suppression facilities,
iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination.
The development shall thereafter be carried out in accordance with the approved details and measures.

The site manager details are: Mark Bird, 69 Camelot Close, Southwater RH13 9XQ Markwbird44@gmail.com 07734208411

A Plan is provided detailing the requirements of a-f. There is ample space on site to meet these requirements. The development would be undertaken in a single phase.

The arrangements for public liaison with residents will be by email. There are no demolition works proposed. Residents will be informed in advance of works starting and contact details for if any issues arise.

No floodlighting is proposed and it is expected for all works to take place during normal working hours 07:30 to 18:00 Monday to Friday, 9:00 and 16:00 Saturdays.

9) 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.

There is a foul drainage sewer in Mill Lane which the development will connect to via a pumped connection (as per the arrangement at 1 Bayley Paddock and Flint Lodge). A plan (2407 - O5) is provided which shows the proposed connection. Rainwater will be held in an attenuation tank with a connection to an existing watercourse as shown on the plan (2407 - O5).

10) No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been 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 to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;

e) details of initial aftercare and long-term maintenance (where relevant).
The approved details shall be implemented prior to first occupation of the development hereby approved and shall be retained thereafter.

An enhancement strategy has been prepared by EAS Ltd which considers parts a-e.

11) No development above ground level shall take place until a schedule of materials, finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

The following materials are proposed:
External brickwork - Ibstock Chailey Multi facing bricks.
Tile hanging - Sandtoft Humber Flanders clay hanging tiles, also in a mottled red finish.
Main roof covering - Sandtoft concrete roof tiles in a mottled red finish.
Windows - UPVC with Honey Oak coated finish

A full schedule of materials and finishes and illustrations is provided by Ridge.

Conclusion

The application includes the relevant forms and other documents for the discharge of conditions 3, 4, 6, 9, 10 and 11.

I trust that the above is satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Julian Sharpe MRTPI
[redacted]