Horsham District Council

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

Our ref:	DISC/25/0178
Your ref:	Morelands Barn 2022 pp DOC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	18th July 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 14 to approved application DC/21/2842

Morelands Barn Naldretts Lane 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 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 - 18th July 2025

14. **Regulatory Condition**: Any works which will impact the breeding / resting place of bats shall not in in any circumstances commence unless the local planning authority has been provided with either:

   a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
   b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

   Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

Date of approval - 18th July 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
Plans	MH SCHEDULE	6363-CON-00-00-DR-C-1519 P01	03.06.2025
Plans	CONSTRUCTION AREAS	6363-CON-00-00-DR-C-1520 P01	03.06.2025
Plans	DRAINAGE DETAILS SHEET 1 OF 2	6363-CON-00-00-DR-C-1530 P01	03.06.2025
Plans	DRAINAGE DETAILS SHEET 2 OF 2	6363-CON-00-00-DR-C-1531 P01	03.06.2025
Plans	CONSTRUCTION DETAILS	6363-CON-00-00-DR-C-1540 P01	03.06.2025
Supporting Docs	DRAWING ISSUE REGISTER	6363	03.06.2025
Supporting Docs	DRAINAGE OPERATIONS AND MAINTENANCE MANUAL	6363	03.06.2025
Supporting Docs	DRAINAGE APPRAISAL TECHNICAL NOTE	6363-CON-XX-XX-RP-C-0002-S2 P01	03.06.2025
Supporting Docs	DRAINAGE MODELLING CALCULATIONS	6363 P01	03.06.2025
Supporting Docs	BAT LICENCE	RC177-10868A	03.06.2025
Supporting Statement	COVERING LETTER		03.06.2025
Supporting Statement	PACKAGED PUMPING STATION QUOTE	Q25101a	03.06.2025

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