



Miss F Whiles
1st Floor
Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref: DISC/26/0084
Your ref: Elmfield Duckmoor RM
condition 13 roads etc
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 5th June 2026

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 13 (internal roads, footways, cycle ways and visitor car parking) to approved application DC/24/0768 (Reserved matters application for 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping).

Duckmoor Farm Wooddale Lane Billingshurst West Sussex

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

13. **Pre-Occupation Condition** : Notwithstanding the submitted details, no part of the development shall be first occupied until details of the internal road(s), footways, cycle ways and visitor car parking serving that part of the development have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure safe and suitable access in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 14 of the Billingshurst Neighbourhood Plan (2021).

Date of approval - 5th June 2026

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	GENERAL ARRANGEMENT PLAN	7276-SMA-XX-XX-DR-C-0500 REV C11	22.05.2026

Plans	SURFACES FINISHES LAYOUTS SHEET 1	7276-SMA-XX-XX-DR-C-0501 REV C08	22.05.2026
Plans	SURFACE FINISHES LAYOUTS SHEET 2	7276-SMA-XX-XX-DR-C-0502 REV C08	22.05.2026
Plans	SURFACE FINISHES LAYOUTS SHEET 3	7276-SMA-XX-XX-DR-C-0503 REV C05	22.05.2026
Plans	SURFACE FINISHES LAYOUTS SHEET 4	7276-SMA-XX-XX-DR-C-0504 REV C07	22.05.2026
Plans	CONSTRUCTION DETAILS SHEET	7276-SMA-XX-XX-DR-C-0533 REV C05	22.05.2026
Plans	Surface Finishes Layouts Sheet 5	7276-SMA-XX-XX-DR-C-0505 REV C2	12.03.2026
Plans	Surface Finishes Layouts Sheet 6	7276-SMA-XX-XX-DR-C-0506 REV C2	12.03.2026

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