Horsham District Council

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN

Our ref:	DISC/25/0031
Your ref:	P2226 Angell Sandpit DOC 14 and 18
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	25th February 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 conditions 14 and 18 to approved application DC/23/2144

Angell Sand Pit, Washington Road, 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):

14. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of plots 1, 2 and 3 of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs and skylights of the approved building has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved. Plots 4, 5 and 6 shall be implemented in accordance with the details submitted and approved under DISC/23/0092 (dated 31.05.2023).

    Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 25th February 2025

18. **Pre-Occupation Condition**: Prior to the first occupation of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme and approved phasing plan for the development. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to enhance the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 25th February 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 Docs	Lighting Impact Assessment	28931-LIGH-0401 A	05.02.2025
Plans	Lux Contour Plot	28931-02-100-01 A	05.02.2025
Plans	Plot 1 Proposed Elevations A	ACR/008/25/P1/05	05.02.2025
Plans	Plot 1 Proposed Elevations B	ACR/008/25/P1/06	05.02.2025
Plans	Plot 2 Proposed Elevations A	ACR/008/25/P2/05	05.02.2025
Plans	Plot 2 Proposed Elevations B	ACR/008/25/P2/06	05.02.2025
Plans	Plot 3 Proposed Elevations A	ACR/008/25/P3/05	05.02.2025
Plans	Plot 3 Proposed Elevations B	ACR/008/25/P3/06	05.02.2025
Supporting Docs	Plot 1 - Material Schedule	AP/SD/25/DOC 01	05.02.2025
Supporting Docs	Plot 2 - Material Schedule	AP/SD/25/DOC 02	05.02.2025
Supporting Statement	Plot 3 - Material Schedule	AP/SD/25/DOC 01	05.02.2025

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