Horsham District Council

Mr Peter Gardner
A.D.S
Brook House,
Nash Street
Golden Cross
Hailsham
BN27 4AB

Our ref:	DISC/25/0167
Your ref:	85 Timbermill - Condition Discharge
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
Date:	28th November 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 5,6,7,8,10,11,12 and 14 to approved application DC/22/1997

85 Timber Mill Southwater West Sussex RH13 9SP

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

5. **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received by the Council on 20/10/2022). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

   Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Date of approval - 28th November 2025

6. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

   Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

Date of approval - 28th November 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	Updated Part G Calculator 85A		05.11.2025
Supporting Statement	Updated Part G Calculator 85B		05.11.2025
Supporting Statement	Water Neutrality Compliance		05.11.2025
Plans	Parking Surface and Charging Point		23.05.2025
Photos	Photos of installed fixtures and fittings		08.09.2025
Block plan			23.05.2025

Notes to Applicant:
Conditions 7, 8, 10, 11, 12 and 14 are regulatory / pre-occupation compliance conditions and as such do not require the submission of formal details for discharging.

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