Horsham District Council

Miss Jennifer Winter
Rose Cottage
Bakers Lane
Shipley
West Sussex
RH13 8GF

Our ref: DISC/26/0226
Your ref: DC/25/2028 Discharge of Planning Conditions
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 15th October 2026

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 2, 4 and 6 to approved application DC/25/2028.

Rose Cottage Bakers Lane Shipley West Sussex

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

2. **Regulatory Condition**: Within 3 months of the date of this decision, a drainage strategy detailing the proposed means of foul and surface water disposal shall be submitted to the Local Planning Authority for its approval in wiritng. The drainage strategy shall be carried out in accordance with the agreed details within 1 month of such approval being given.

   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 - 15th October 2026

4. **Pre-Occupation Condition**: The development hereby permitted shall not be first occupied until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

   (a) Details of all existing trees and planting to be removed and retained
   (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   (c) Details of all hard surfacing materials and finishes, including the parking space proposed
   (d) Details of all boundary treatments
   (e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following its apprvoal. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity and parking requiremetns in accordance with Policy 33 and 41 of the Horsham District Planning Framework (2015).

Date of approval - 15th October 2026

6. **Pre-Occupation Condition**: The development hereby permitted shall not be first occupied until a Biodiversity Enhancement Strategy for protected and Priority or threatened 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:

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs or product descriptions to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- persons responsible for implementing the enhancement measures; and
- details of initial aftercare and long-term maintenance (where relevant).

The development shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 15th October 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
Supporting Statement		Protected Species Walkover	13.10.2026
Supporting Statement		Biodiversity Enhancement strategy	13.10.2026
Site plan		Lighting details	13.10.2026
Site plan	Proposed	ROSE-02 REV B	17.07.2026

Notes to Applicant:

- The applicant is advised that conditions 1, 3, 4, 5, 7 and 8 do not require the approval of further details. The development must instead take place in accordance with the requirements of these conditions.

- In respect of Condition 6, the applicant is advised that the bat box should be installed between a south-east and south-westerly aspect to provide optimal morning and midday sun.

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