Horsham District Council

Mr Mark Folkes
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Our ref:	DISC/26/0288
Your ref:	24079 - Sweepers, Shipley - D.O.C Application
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	19th 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 Condition 3, 5, 6 and 7 to approved application DC/25/1417

Sweepers Saucelands 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:

3. **Pre-Commencement 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) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
   c) 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 LPA 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 - 19th October 2026

5. **Pre-Commencement Condition**: No demolition shall commence until a method statement fully describing the stages of demolition has been submitted to and approved in writing by the Local Planning Authority. The approved steps must thereafter be undertaken in full to allow for the photographic recording of the building and a written report describing its construction phases.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Date of approval - 19th October 2026

6. **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

   - Specifications of external materials and surface finishes.

   Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Date of approval - 19th October 2026

7. **Pre-Commencement (Slab Level) Condition**: A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 2025) shall be submitted to and approved in writing by the local planning authority.

   The content of the Biodiversity Enhancement Layout shall include the following:

   a) detailed designs or product descriptions for biodiversity enhancements; and
   b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

   The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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 the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 19th 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 Docs	Cover Letter	NONE	24.08.2026
Supporting Statement	Materials Schedule	NONE	24.08.2026
Supporting Statement	Biodiversity Enhancement Report	NONE	24.08.2026

Supporting Statement	Condition 5 - Demolition Method Statement	NONE	24.08.2026
Supporting Statement	Site Registration Form	NONE	24.08.2026
Supporting Statement	Site Registration Section 12 Roost Details	NONE	24.08.2026
Supporting Statement	Bat ER Licence	NONE	24.08.2026

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