Horsham District Council

Mr Mark Iveson
Devine Homes Plc
St Michael's House
111 Bell Street
Reigate
Surrey
RH2 7LF

Our ref:	DISC/26/0080
Your ref:	Land North of East Street Rusper
Email:	planning@horsham.gov.uk
Direct Line:	01403 215206
If Calling Please ask for:	Sam Whitehouse
Date:	21st 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 3,4,5,8,9,10,11 and 12 to approved application DC/25/0523

Land North of East Street, Rusper, West Sussex

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

3. **Pre-Commencement Condition:** The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
(a) Details of site management contact details and responsibilities;
(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
    i. location of site compound,
    ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
    iii. site offices (including location, height, size and appearance),
    iv. location of site access points for construction vehicles,
    v. location of on-site parking,
    vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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4. **Pre-Commencement Condition:** No development shall commence unless and until precise details (to include details shown on a plan) proposed finished floor levels and external ground levels throughout the development in relation to existing Ordnance Survey datum points site have been submitted to and approved by the Local Planning Authority in writing. The development shall, subsequently, be completed in accordance with the approved details.

   Reason: To ensure that the proposed development is of an appropriate character and appearance, and to ensure that proposed dwellings are adequately protected from the risk of surface water flooding pursuant to Policies 33 and 38 of the Horsham District Planning Framework (2015).

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5. **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and approved Arboricultural Method Statement (David Archer Associates, November 2024) The development shall thereafter be carried out in accordance with the approved details.

   Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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8. **Pre-Commencement Condition:**
   (a) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
   (b) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.
   Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

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9. **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
   (a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
   (b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing

details of what data will be collected in order to demonstrate that the remedial works are complete.
The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

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10. **Pre- Commencement Condition:** Notwithstanding the submitted Air Quality Assessment, the development hereby approved shall not commence until an air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority.
Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

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11. **Pre-Commencement Condition:** The development hereby approved shall not commence until confirmation has been provided that either:
    1. Foul water capacity exists off site to serve the development, or
    2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
    3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

    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).

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12. **Pre-Commencement Condition:** The development hereby approved shall not commence until the locations of the air source heat pumps have been submitted to and been approved in writing by the Local Planning Authority. . The development shall be implemented and retained in accordance with the approved details.
Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015

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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	Landscape Plan Sheet 1 of 4	M458-201 P4	04.09.2026
Plans	Landscape Plan Sheet 2 of 4	M458-202 P4	04.09.2026
Plans	Landscape Plan Sheet 3 of 4	M458-203 P4	04.09.2026
Plans	Landscape Plan Sheet 4 of 4	M458-204 P5	04.09.2026
Plans	Landscape Masterplan	M458-100 P5	04.09.2026
Plans	Remediation and Validation Plan	GE23845/TG02-Rev.2/260715	20.07.2026
Plans	SITE LOGISTICS PLAN	261-00-DEV-0040 Rev A	21.10.2026
Plans	Proposed Drainage Layout	15546-TUL-XX-00-DR-C-51002 T06	18.09.2026
Plans	Existing and Proposed Levels Plan		09.03.2026
Supporting Docs	Archaeological Evaluation:	250730	09.03.2026
Supporting Docs	Archaeological Evaluation Report	250730	09.03.2026
Supporting Docs	Ground Investigation Report (Part 1 & 2)		
Supporting Docs	Air Quality Assessment	C11193/AQA/1.2	09.03.2026
Supporting Docs	2026 Noise Assessment	J4143	09.03.2026
Plans	COMBINED SERVICES DRAWING	261-00-DEV-0060A	18.09.2026

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