



D&M PLANNING Ltd
Chartered Town Planners

1A High Street, Godalming Surrey GU7 1AZ | 01483425705 | info@dm-planning.co.uk
www.dm-planning.co.uk

Direct e-mail: matt.smith@dm-planning.co.uk

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sirs

RE: APPLICATION TO DISCHARGE CONDITIONS 3, 5, 6, 7, 8, 9, 10, 11, (BEING THOSE WORDED AS PRIOR TO COMMENCEMENT CONDITIONS) as well as 12 and 16 OF DC/26/0209

PROPOSAL: VARIATION OF CONDITION 1 AND REMOVAL OF CONDITIONS 12, 13, 14, 15, 19, 37, 38, 39, 44, AND 45 OF PREVIOUSLY APPROVED APPLICATION DC/23/2152 (28 DWELLINGS AND ASSOCIATED ENGINEERING OPERATIONS AND WORKS INCLUDING AN ONSITE BOREHOLE WATER SUPPLY) RELATING TO WATER NEUTRALITY, AND TO ALLOW FOR THE USE OF HEMSPAN AS A CONSTRUCTION METHOD; AND REPLACE FLATS WITH TERRACED HOUSES AND OTHER AMENDMENTS AS PART OF AN AMENDED HOUSING (MARKET AND AFFORDABLE) MIX.

ADDRESS: LAND TO THE NORTH OF HIGH BAR LANE, THAKEHAM, WEST SUSSEX

Please find enclosed details relating to the discharge of conditions worded as being prior to commencement for the application approved under reference DC/26/0209, that application being a variation of previous consents. Once discharged there would be no further information required to be submitted to the Council prior to works commencing on site.

The discharge of conditions is supported by a range of consultant reports as referenced within this text. It is considered that all of these are sufficient to provide the relevant information as required by the wording of the condition.

Condition 3

This condition concerns details relating to the construction process on site including details relating to items such as construction logistics, public engagement, lighting, etc.

DIRECTOR - ANDREW BANDOSZ BA (Hons) MSc Dip UPI MRTPI | ASSOCIATE DIRECTOR - MATT SMITH BA (Hons) MA MRTPI
ASSOCIATE - CHRIS FRENCH BSc (Hons) MSc MRTPI
PLANNER - PAUL HARDWICK BSc (Hons) MRTPI

The details are prepared by the site construction team and include all relevant details as specified by the condition. The details work through the relevant points as specified by the condition to ensure all the information is included within.

Conditions 5 & 6

These conditions relate to trees, specifically the need for an Arboricultural Method Statement (AMS) and updated Tree Protection Plan. These have been provided by Keen Consultants who provided the application stage tree reports. The AMS should be read in conjunction with the updated tree protection plan which demonstrates where retained trees are proposed and where protection in line with the AMS will be provided.

We consider this information sufficient to discharge the conditions.

Condition 7

This condition relates to the location of relevant underground services and is worded in such a manner to relate to the trees and landscaping on site. A separate utilities plan is provided for clarity and are included within the updated Tree Protection Plan as referred to in the AMS. Accordingly, we consider sufficient details have been provided to the Council to discharge this condition.

Condition 8

This condition relates to the proposed drainage strategy for the scheme. A report from Price & Myers is included which demonstrates the strategy. It should be noted this report also relates to the discharge of Conditions 11 and 16.

In terms of the drainage strategy, it is demonstrated in the report that the site already benefits from connection being that which serves Massey Close and that this connection has sufficient capacity for the development as approved at High Bar Lane.

Condition 9

This condition relates to potential contamination on the land. In support of the discharge a report from Albury S.I. Ltd is included. This demonstrates that trial pits and testing were undertaken on site and in the laboratory. It was found that there was low risk from contaminants on site to the extent that there would be no need for remediation of any of the land. This is consistent with the historic uses on the site which were separate from the commercial mushroom farm to the north.

Condition 10

This condition relates to the need for a Construction Environment Management Plan (CEMP). It requires specific details to be discharged so that it can be demonstrated that works can be carried out without resulting in harm to the ecological interest of the site or surrounding area. The condition includes a number of sub points to be addressed.

A CEMP is provided by AAe and details the relevant points as required by the condition.

Condition 11

This condition relates to surface water drainage and is detailed within the aforementioned report prepared by Price and Myers. It includes details of the surface water drainage plan including attenuation and discharge.

Condition 12

This condition relates to the materials, details of which are provided alongside the application.

Condition 16

This condition relates to the maintenance and management of the surface water drainage schemes. This is specified within the same Price and Myers document as mentioned above and includes details of such within the report.

As set out we consider the above sufficient to discharge the relevant conditions, which would enable work to commence on site without impediment of these details remaining outstanding.

If there are any questions or matters of clarification, please do not hesitate to contact me directly.

Yours sincerely

Matt Smith
D&M Planning Ltd