



**Horsham
District
Council**

Ms Joanna Saady
Ecotecture Ecological Design Limited
31 Sussex Road
Haywards Heath
RH16 4DZ

Our ref: DISC/25/0398
Your ref: Coombe Cottage Single
Dwelling Discharge of
Conditions 3 & 4 DC/23/1442
Email: planning@horsham.gov.uk
Direct Line: 01403 215429
If Calling Please ask for: Bethan Tinning
Date: 6th February 2026

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 condition(s) 3, 4 to approved application DC/23/1442.

Coombe Cottage, Church Road, Mannings Heath, 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:** No development shall commence until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the agreed details.

Reason: To minimise the impacts of development on biodiversity, in accordance with paragraphs 174 and 180 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006 and Policy 31 of the Horsham District Planning Framework (2015).

Date of approval - 6th February 2026

4. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority:
- o the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil) and contractors parking.

The approved details shall be adhered to throughout the construction period.

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).

Date of approval - 6th February 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	Construction method statement	NONE	12.12.2025
Supporting Statement	PWMS Reasonable avoidance measures for Great Crested Newts	NONE	12.12.2025

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