



Mr Brian Woods  
WS Planning & Architecture  
5 Pool House  
Bancroft Road  
Reigate  
RH2 7RP

Our ref: DISC/26/0071  
Your ref: J004997 - Junipers - Conds  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line:  
If Calling Please ask for: Daniel Holmes  
Date: 27th April 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, 3, 4, 7 and 8 to approved application DC/26/0362**

**Land North West of Junipers Harbolets Road West Chiltington West Sussex**

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

7. **Regulatory Condition:** Within three months of the date of this decision, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided within three months of the approval of these details and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 27th April 2026**

8. **Regulatory Condition:** Within three months of the date of this decision a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 27th April 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 |
|-----------|-------------------------------|----------------|---------------|
| Plans     | As Proposed Technical Details | J004997-TD-01  | 27.02.2026    |

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

**Condition 2:**

**Regulatory Condition:** Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

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).

**Condition 3:**

**Regulatory Condition:** Within three months of the date of this decision a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

**Condition 4:**

**Regulatory Condition:** Within three months of the date of this decision full details of all hard and soft landscaping works shall have been submitted to and been 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) Appropriate and additional native hedgerow and tree planting along the less vegetated boundaries with Harbolets Road - planted in double staggered rows at 5 plants per linear metre
- (c) Additional soft landscaping within the site including wildflowers, flowering lawns and trees
- (d) Details of all hard surfacing materials and finishes
- (e) Details of all external lighting
- (f) Details of Ecological and Biodiversity Enhancements

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the details. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

### **ADDITIONAL INFORMATION**

#### **Right of Appeals**

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

