



**Horsham
District
Council**

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
BN44 3WH

Our ref: DISC/26/0197
Your ref: Dwelling
Email: planning@horsham.gov.uk
Direct Line: 01403 215 258
If Calling Please ask for: Shazia Penne
Date: 17th August 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 conditions 3, 4 and 5 to approved application DC/25/1402
2 Barrack Cottages Brighton Road Shermanbury 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 (Slab Level) Condition:** Prior to the commencement of the development taking place above ground-floor slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Suitability Assessment for Bats and Great Crested Newts (Babec Ecological Consultants, February 2023) 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 Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 17th August 2026

4. **Pre-occupation Condition:** No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with plans and

details to be submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015)

Date of approval - 17th August 2026

5. **Pre-occupation Condition:** No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 17th August 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
Block plan		21/1463/05	22.06.2026
Supporting Statement	Biodiversity Enhancement Layout - Condition 3		22.06.2026
Supporting Statement	Planning		

Notes to Applicant:

The applicant is advised that conditions 6 and 9 do not require the approval of further details. The requirements of the conditions must though be met in full.

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