Monday, 26 February 2024

Jason Hawkes
Horsham District Council,
Parkside Chart Way
Horsham
West Sussex
RH12 1RL
Via Planning Portal

[redacted]
Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

Dear Jason,

DISCHARGE OF CONDITIONS APPLICATION – CONDITION 2, DETAILS PURSUANT TO CONDITIONS OF RESERVED MATTERS PLANNING PERMISSION DC/21/0066 (Condition 2)

Land North of Horsham RM Area 2 (Phase 1B), Old Holbrook, Horsham, West Sussex

On behalf of CALA South Home Counties Ltd, please find enclosed the information and documents for the discharge of the above planning condition under planning permission DC/21/0066. This application was validated on 22 September 2021 with the following description:

"Reserved matters application for the erection of 197 residential dwellings with associated parking, landscaping, and open space following approval of outline application DC/16/1677, relating to layout, scale, appearance, and landscaping."

The condition we are seeking to discharge is condition 2, which reads as follows:

> 2) Pre-Commencement Slab Level Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.
>
> Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

Condition 2 was previously discharged on 18th March 2022 under the reference DISC/22/0014. Given this submission involves a revised schedule of materials, finishes and colours, CALA is seeking to discharge this condition again. This is informed by the availability of some stock and a preference for a revised colour of hardiplank (anthracite grey[1]) more in line with the original design intent.

This submission comprises the following document(s):

- Site Materials Layout: 20032 (05) 1105 Rev F

[1] https://design.jameshardie.co.uk/touch#scene=138&l498=2550

- Location Plan
- Photograph of materials sample

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, please get in touch.

Yours sincerely

[redacted]

Jess Sparkes MRTPI
Head of Planning Cala Homes