Horsham District Council

Dorking Neal MacGregor
Cala Homes (South Home Counties)
Dorking Business Park
Station Road
Dorking
RH4 1HJ

Our ref:	DISC/25/0205
Your ref:	Horsham Cons 4&5
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	14th October 2025

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 4 (materials) and 5 (air source heat pumps) to approved application DC/24/1927

Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham

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

4. **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 and samples 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).

Date of approval - 14th October 2025

5. **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the dwelling hereby permitted shall take place until details of any air source heat pumps proposed, including their location and appearance, have been submitted to and approved in writing by the local planning authority. The air source heat pumps shall be installed in accordance with the approved details.

   Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policy SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 14th October 2025

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
Materials	Building Materials Parcels 5&6	23124-P104 C	09.10.2025
Site plan	SITE LAYOUT (SHEET 1 OF 3) RM5	00345 RSK ZZ XX DR C 1007 T02	30.06.2025
Site plan	SITE LAYOUT (SHEET 2 OF 3) RM6	00345 RSK ZZ XX DR C 1008 T02	30.06.2025
Site plan	SITE LAYOUT (SHEET 3 OF 3) RM6	00345 RSK ZZ XX DR C 1009 T02	30.06.2025
Materials	Building Materials Plan Parcel 6	23124-P105 C	09.10.2025
Supporting Docs	Details of Air Source Heat Pumps	n/a	26.08.2025

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