



**Horsham
District
Council**

Mr Stephen Manning
Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
RH16 1HE

Our ref: DISC/26/0163
Your ref: GH458 Springlands Gate DoC
Email: planning@horsham.gov.uk
Direct Line: 01403 215 174
If Calling Please ask for: Steve Astles
Date: 15th September 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 3 and 4 to approved application
DC/23/1920.**

Springlands Gate Frylands Lane Wineham 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, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 15th September 2026

4. **Pre-Use condition:** The swimming pool hereby permitted shall not be first used (through its filling with water) until details setting out how water will be provided to the site have been submitted to and approved in writing by the Local Planning Authority. These details shall set out measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply and the Sussex North Water Catchment Area. The swimming pool shall thereafter be filled in accordance with the agreed details, which shall be adhered to thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy

Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 15th September 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	Arboricultural Method Statement	GHA/MS/666160:26	28.05.2026
Supporting Docs	Arboricultural Impact Assessment	NONE	28.05.2026
Plans	Tree Protection Plan	NONE	28.05.2026

Note to Applicant - Arboricultural Method Statement

The development should be implemented in accordance with the submitted Arboricultural Method Statement (Ref: GHA/MS/666160:26) prepared by GH Trees Arboricultural Consultancy and dated 11.05.2026, including all tree protection measures and working methods detailed therein.

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