Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Our ref:	DISC/23/0092
Your ref:	DOC 11 an 14 - Angells Sandpi...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	31st May 2023

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 11 and 14 to approved application DC/21/0057

Angell Sand Pit Washington Road Storrington West Sussex

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

11. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. As part of the details, no drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

    Reason: Given the previous use of the land as a landfill this condition is required to ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, and to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015) and paragraph 170 of the National Planning Policy Framework.

Date of approval - 31st May 2023

14. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any plot of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs and skylights of the approved building 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 33 of the Horsham District Planning Framework (2015).

Date of approval - 31st May 2023

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			19.04.2023
Supporting Docs	Flood Risk Assessment and Drainage Strategy	020.5383/FRA/4 4	19.04.2023
Supporting Statement	Remediation Strategy	J20-002-R04 1.0	11.05.2023

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



Through Coloured Render—Parex G00 Natural White



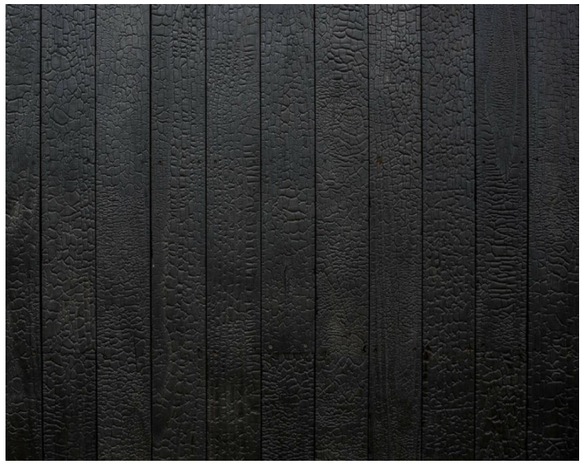
Standing Seam Roof



Redland Cambrian Slate Roof Tiles



Vertical Timber Cladding



Vertical Charred Timber Cladding



Through Coloured Render—Parex G30 Mouse Grey



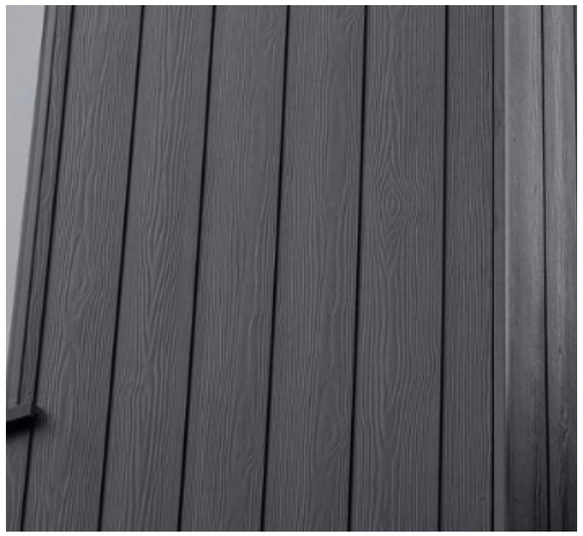
Through Coloured Render—Parex G50 Ash Grey

Anthracite Grey
RAL 7016

Triple Glazed Windows and Doors



Rustic Gneiss Stone Cladding



Fibre Cement Vertical Boarding



Ibstock Atlas Smooth Blue Bricks