Horsham District Council

Mr Luke Flint
UMC Architects
Sheppard Lockton House
Cafferata Way
Newark
NG24 2TN

Our ref:	DISC/24/0186
Your ref:	Discharge of Condition 03, 06 &
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	30th September 2024

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 3,6 & 7 to approved application DC/22/2077

Oakhurst Business Park, RSPCA Headquarters, Wilberforce Way, Southwater, 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, including any works of demolition, shall commence for any phase or unit until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:
i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
ii. Details of how residents will be advised of site management contact details and responsibilities;
iii. Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
iv. Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan);
v. The method of access to and from the construction site;
vi. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc;
vii. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination;
viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan).
ix. Details of measures to reduce impacts on biodiversity features.

The demolition and construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 30th September 2024

6. **Pre-Commencement Condition**: No development shall commence for any phase or unit 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. The development shall be carried out in accordance with the approved scheme.

   Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 30th September 2024

7. **Pre-Commencement Condition**: No development shall commence for any phase or unit, 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.

   Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

   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 - 30th September 2024

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 Docs	Pre-demolition Audit and Resource Management Plan		05.08.2024
Supporting Docs	Waste Management Plan		05.08.2024
Supporting Docs	Arboricultural Method Statement		02.09.2024
Supporting Docs	Designer's Response to Planning Condition 6 (Drainage)		02.09.2024
Supporting Docs	Flood Risk Assessment & Drainage Strategy Report		19.07.2024

Plans	Drainage Strategy Plan	21191-BGL-XX-XX-DR-C-0250	19.07.2024
Supporting Docs	CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN		30.09.2024
Supporting Docs	Arboricultural Impact Assessment		19.07.2024

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