Horsham District Council

Miss F Whiles
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref:	DISC/25/0036
Your ref:	Woodvale Duckmoor RM Condition 7
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	18th August 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 Condition 7 (schedule of materials and finishes) to approved application DC/24/0768 (83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure)

Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

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

7. **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 building(s), and details of the location and appearance of all soil and vent pipes, has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes 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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

Date of approval - 18th August 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
Plans	Materials Plan	022207-BEL-SL-07 REV B	14.08.2025

Plans	Roof Penetration Plan May 2025	22-1300-020 REV T1	27.05.2025
Plans	Roof Penetration Plan May 2025	22-1300-021 REV T1	27.05.2025
Plans	Roof Slope terminal - tile vent terminal	SK-001 Wooddale REV A	27.05.2025
Plans	External Materials Schedule 13th August 2025 Wood Vale Billingshurst	REV P5	14.08.2025

Notes to Applicant:

In accordance with the approved details and drawing SK-001 Wooddale REV A Roof Slope terminal - tile vent terminal, all soil vent pipes and extract fans to the development will be served by tile vent terminal ONLY.

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