Horsham District Council

Mr Kenneth Pritchard Jones
Field Place Farms
Field Place
Field Place Estate
Byfleets Lane
Broadbridge Heath
West Sussex
RH12 3PB

Our ref: DISC/24/0271
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215521
If Calling Please ask for: Amanda Wilkes

Date: 23rd January 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 3,4,5 and 6 to approved application DC/24/0220

Reservoir Field, Field Place Estate, Byfleets Lane, Broadbridge Heath

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 take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
   - the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
   - the provision of wheel washing facilities (if necessary) and dust suppression facilities
   - the anticipated number, frequency and types of vehicles used during construction,
   - the method of access of vehicles during construction,
   - the parking of vehicles by site operatives and visitors,
   - the loading and unloading of plant, materials, and waste,
   - the storage of plant and materials used in construction of the development,
   - the erection and maintenance of security hoarding,
   - the provision of wheel washing facilities and other works required to mitigate the
   - impact of construction upon the public highway (including the provision of temporary
   - Traffic Regulation Orders),
   - details of public engagement both prior to and during construction works.

   The approved details shall be adhered to throughout the construction period.

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

Date of approval - 23rd January 2025

4. Pre-Commencement Condition: No soils shall be imported or re-used within the development site until the developer has submitted a written Materials Management Plan (MMP) approved by a registered Qualified Practitioner which demonstrates the suitability of the soils for the proposed use. The MMP shall include details of the chemical testing and assessment of the soils. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. All soil imports shall be in accordance with the approved MMP.

   Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd January 2025

5. Pre-Commencement Condition: The development hereby permitted shall not commence until a Mobile Species Precautionary Method Statement has been submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to protected species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

   Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Date of approval - 23rd January 2025

6. Pre-Commencement Condition: The development hereby permitted shall not commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:
   a) Description and evaluation of features to be managed.
   b) Ecological trends and constraints on site that might influence management.
   c) Aims and objectives of management.
   d) Appropriate management options for achieving aims and objectives.
   e) Prescriptions for management actions.
   f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
   g) Details of the body or organisation responsible for implementation of the plan.
   h) Ongoing monitoring and remedial measures.

   The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

   Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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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	Condition 3 Report		23.10.2024
Supporting Docs	Condition 5 and 6 Report		23.10.2024
Supporting Docs	Condition 5 & 6 Report - Attachment 1		23.10.2024
Supporting Docs	Condition 5 & 6 Report - Attachment 2		23.10.2024
Supporting Docs	Condition 4 Report		23.10.2024

NOTE TO APPLICANT
The applicant is advised to contact the Environment Agency for clarity as to whether a license/permit is required for the importation of the soil.

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