Horsham District Council

Mr simon moore
Felce And Guy
Studio 5
English Close
Hove
BN3 7ET
United Kingdom

Our ref:	DISC/24/0092
Your ref:	South Lodge Hotel
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	25th July 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 10, 11, 12 and 14 to approved application DC/22/1205

South Lodge Hotel, Brighton Road, Lower Beeding, West Sussex

SPLIT DECISION

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

10. 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 Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Badger Survey Report (Phlorum Limited, November 2022), Reptile Survey Report (Phlorum Limited, November 2022), Great Crested Newt Report (Phlorum Limited, July 2022) and the Preliminary Ecological Appraisal (Phlorum Limited, June 2022) has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

    Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 25th July 2024

12. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (to include the existing pond) (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 25th July 2024

14. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 25th July 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	Response (2nd) to HDC RE: Condition 12 (LMMP)		11.07.2024
Supporting Docs	Bollard lighting locations	2453.5.1-160 Rev C	02.07.2024
Supporting Docs	Bollards (collingwood_b103pis_datasheet		07.06.2024
Supporting Docs	Biodiversity Enhancement Plan (Phlorum - 19 April 2024)	Rev 0	26.04.2024
Plans	Site Services (Proposed eco lodges and yoga room)	22045-DGE-XX-00-DR-MEP-7302 D3 Rev C05	11.07.2204
Supporting Docs	Landscape Management and Maintenance Plan - The Reeds (July 24)		11.07.2024
Supporting Docs	Refuse and Recycling storage provision to discharge condition 14.		15.05.2024

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

11. Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
    - Details of all existing trees and planting to be retained

- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of indicating areas of vegetation clearance required within Access Paths (G1)
- Detailed planting proposals plan to demonstrate filtered views to the yoga suite from PRoW 1732.
- Details of all external lighting (including wildlife and bat sensitive lighting, the location of the lights; The dimensions of the lights; The angle and wattage of the lights; The hours of use; Measures to avoid illumination of boundary habitats, and waterbodies, to avoid disturbance to bats (showing modelled areas of light spill and predicted lux levels)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant:
The applicant is advised to refer to the officer report on the public planning register under the above reference number which sets out the measures required to satisfy condition 11.

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

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or ‘minor commercial’ (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.