5 November 2026

FAO Chief Planning Officer,
Planning Department,
Horsham District Council,
Albery House,
Springfield Road,
Horsham,
West Sussex,
RH12 2GB

Dear Sir/Madam,

Re: Land at Brook Hill, Cowfold, RH13 8AH

Discharge of conditions application for application ref. DC/25/1826

I am pleased to enclose a discharge of conditions submission for planning permission ref. DC/25/1826 in relation to:

- Condition 3 (Construction Details)
- Condition 4 (Archaeology)
- Condition 10 (Hazel Dormouse License)
- Condition 11 (Biodiversity Enhancement)
- Condition 14 (Contamination)

Accompanying this submission are the relevant application form, documents, and information.

Condition 3:

The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

i. Details of site management contact details and responsibilities;

ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:

a. location of site compound,

b. location for the loading, unloading and storage of plant and materials (including

any stripped topsoil),

c. site offices (including location, height, size and appearance),

d. location of site access points for construction vehicles,

e. location of on-site parking,

f. locations and details for the provision of wheel washing facilities and dust suppression facilities

iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;

iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

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

Reason: To conserve Protected and Priority species in accordance with Policy 31 of the Horsham District Planning Framework and allow the Local Planning Authority 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 (Priority habitats & species).

Submitted alongside this application is a Construction Traffic Management Plan prepared by JVB Construction Ltd, dated 28 October 2026.

The Plan sets out the proposed arrangements for managing construction activities and vehicle movements, supported by site location and

construction traffic routingplans. It identifies the responsible site management personnel and provides contact details.

The measures include:

- Construction vehicle routing and access arrangements;
- On site loading, unloading, turning, parking and storage arrangements;
- Delivery and collection hours restricted to between 08:00 and 16:00, Monday to Friday, with no deliveries on Saturdays or Sundays;
- Banksman supervision of heavy vehicle movements;
- Measures to maintain pedestrian safety and access to neighbouring properties;
- Wheel washing and highway cleaning arrangements; and
- Waste management and pollution prevention measures.

The submitted Plan is provided for the Council's consideration in relation to condition 3.

Condition 4:

i. No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is
important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Submitted alongside this application is a report on the results of an archaeological evaluation prepared by Development Archaeology Services Ltd, dated October 2026.

The report confirms that a Written Scheme of Investigation was submitted to and approved by the Council before the archaeological trial trenching commenced. The evaluation was undertaken between 12 and 14 October 2026 and comprised twenty trial trenches across the proposed development site. The investigation identified a consistent sequence of modern topsoil overlying natural Wealden clay and no archaeological features, deposits or finds were identified.

The report is submitted in support of the discharge of condition 4.

Condition 10:
Pre-Commencement Condition: Any works which will impact the breeding / resting place of Hazel Dormouse shall not commence unless the Local Planning Authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended),
the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998

The licence relates to the establishment of 35 dwellings with associated engineering works at Land at Brook Hill, Cowfold. It names BD Brook Hill 2 Ltd as the licensee and Alexia Tamblyn as the named ecologist.

The licence is valid from 20 October 2026 until 31 December 2032 and authorises the specified activities affecting hazel dormice, subject to its terms and conditions.

The licence is therefore provided to satisfy the documentary requirement of condition 10.

Condition 11:
No development shall commence until a Biodiversity Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *Detailed designs to achieve stated objectives;*
- *Locations of proposed enhancement measures by appropriate maps and plans;*
- *Persons responsible for implementing the enhancement measures;*
- *Details of initial aftercare and long-term maintenance (where relevant).*

The works shall have regard to the Horsham District Council 'Biodiversity and Green Infrastructure' Planning Advice Note (October 2022). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Submitted alongside this application is an Ecological Enhancement Plan prepared by The Ecology Partnership for Land at Brook Hill, Cowfold.

The Plan sets out the ecological baseline, conservation objectives, proposed enhancement measures and arrangements for implementation and maintenance. The measures include:

- Bat boxes to provide additional roosting opportunities;
- Bird nesting boxes within the development;
- Ten dormouse nest boxes to be established before clearance works;
- Log piles providing habitat opportunities for amphibians, reptiles, hedgehogs and invertebrates; and
- Hedgehog access openings measuring 13cm by 13cm within adjoining garden fences.

The Plan includes an accompanying location plan for the boxes and hedgehog highways. It also identifies responsibilities for initial implementation and establishment, followed by management company responsibility for future maintenance and management.

The submitted details are provided for approval pursuant to condition 11, with the enhancement measures to be implemented and retained in accordance with the approved strategy.

Condition 14:

No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

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).

Submitted alongside this application is a Phase 2 Site Investigation Report prepared by Albury S.I. Ltd, reference 24/12521/A/JAM, dated 31 July 2024.

The report provides the results of intrusive ground investigations and laboratory testing, together with an assessment of ground conditions and contamination risks.

Section 6.1 compares the soil testing results against assessment criteria for residential use with home-grown produce. It confirms that no elevated contaminant concentrations were identified and concludes that the soils are suitable for use, with no remedial strategy required. The report also confirms that asbestos was not detected in the samples screened.

Approval of the submitted investigation and assessment is sought pursuant to condition 14(a).

Conclusion

The submitted documents provide construction management details, the results of archaeological investigations, the Natural England dormouse mitigation licence, biodiversity enhancement proposals and the intrusive contamination assessment.

It is respectfully requested that the Council approve the submitted details and confirm the discharge of the relevant requirements of condition nos. 3, 4, 10, 11 and 14 of planning permission DC/25/1826.

Should you have any questions on matters raised throughout this letter, please do not hesitate to contact me.

Yours Sincerely,

Katie Walker **BA (Hons) MSc MRTPI**
Associate Director | ET Planning
Head Office: 200 Dukes Ride Crowthorne RG45 6DS
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