Horsham District Council

Mr Billy Clements
Devine Homes PLC
St Michael's House
111 Bell Street
Surrey
RH2 7LF

Our ref:	DISC/25/0191
Your ref:	Sandygate Lane - Discharge c Conditions (2)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	9th September 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 17,20 and 24 to approved application DC/22/0708

Devine Homes Development Site, The Gallops, Lower Beeding, West Sussex

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

17. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of the types and locations of fast charge electric vehicle charging points for each of the 22no. dwellings has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be installed as approved and retained as such.

    Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

Date of approval - 9th September 2025

20. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (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 - 9th September 2025

24. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 9th September 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	Cycle Parking Plan	230004-A-P-G7-)2 C8	17.06.2025
Supporting Statement	Fast Charging Solo 3 - Home Datasheet	NONE	17.06.2025
Supporting Statement	Landscape Management and Maintenance Specification	M387 P2	27.08.2025
Plans	Proposed Combined Services Layout	DEV/U/08/CSL/01 C	27.08.2025

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