Horsham District Council

Mr Ben Kirk
Promethean Planning Ltd
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

Our ref:	DISC/25/0370
Your ref:	Pear tree conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	5th March 2026

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 3(2)(a), (b) & (c) to application to application DC/25/0857.

Pear Tree Farm Furners Lane Woodmancote West Sussex

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

3. **(2) Regulatory Condition**: Within 2 months of the date of this application a Site Development Scheme shall be submitted to the Local Planning Authority for its approval in writing. The Site Development Scheme shall include a timetable for its implementation and details of:

   a) The means of foul and surface water drainage of the site.

   c) External lighting on the boundary of and within the site.

   e) Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.

   Reason: As these matters are fundamental to safeguard the ecology, the adequate provision of recycling facilities and to ensure the protection of the landscape in accordance with Policy 31, 33 of the Horsham District Planning Framework (2015).

Date of approval - 5th March 2026

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
Block plan	Proposed	2403PE_R1_Con.3a REV 000	24.11.2025
Block plan	Proposed	2403PE_R1_Con.3e REV 000	24.11.2025
Supporting Statement	Drainage Strategy	NONE	24.11.2025
Supporting Statement	Floodlight details	NONE	24.11.2025

Notes to Applicant:
Ordinary Water Consent
The application is advised that under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent (ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers). Further details can be found through: -

https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/

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