Horsham District Council

Mr. Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA

Our ref:	DISC/24/0234
Your ref:	Chancton View DOC 4 and 5
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	11th December 2024

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 4 and 5 to approved application DC/22/0867

Chanctonview, Spring Gardens, Washington, West Sussex

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

4. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

   Reason: As this matter is fundamental to ensure that the development is properly drained, does not increase the risk of flooding elsewhere and complies with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 11th December 2024

5. **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.
   i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
   ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

   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 during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 11th December 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 Statement	Drainage Design		24.10.2024
Supporting Statement	Construction Management Plan		18.09.2024
Site plan	Construction Site Set Up Plan	CV.SITESETUP.001	24.10.2024
Supporting Statement	Polycell Specification Sheet		20.11.2024
Supporting Statement	SOAKAWAY DESIGN CALCULATIONS SHEET	CV.02	20.11.2024
Supporting Statement	Email- drainage response		20.11.2024

Note to Applicant:
The applicant is advised to have regard to the comments of the Council's drainage engineer when seeking Building Regulations approval for the final detailed design of the surface water soakaway system.

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