Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Millfield Farm Buildings

Address Line 1

Horsham Road

Address Line 2

Address Line 3

West Sussex

Town/city

Rusper

Postcode

RH12 4PR

Description of site location must be completed if postcode is not known:

Easting (x)

520698

Northing (y)

137037

Description

Applicant Details

Name/Company

Title

Mr

First name

Aarun

Surname

Sharma

Company Name

Stonebond LTD

Address

Address line 1

1 Bishops Wharf

Address line 2

Walnut Tree Close

Address line 3

Town/City

Guildford

County

Surrey

Country

United Kingdom

Postcode

GU1 4UP

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works) relating to Water Neutrality.

Reference number

DC/24/0699

Date of decision (date must be pre-application submission)

03/03/2026

Please state the condition number(s) to which this application relates

Condition number(s)

- Condition 12 – External Lighting Design Scheme
- Condition 13 – Hard and Soft Landscaping Plans
- Condition 14 – Surface Water Drainage Network
- Condition 15 – Modal Filter
- Condition 16 – Landscape Maintenance and Management Plan

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

19/10/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- Condition 12 - Submission of elevations of Plots with Down lights present, External Lighting Design Scheme Mark Up, Wall Down Light Specification, Supporting letter.

- Condition 13 – Landscape Master Plans (Segments 1 and 2 and Overall Plan), Pavement Types and Materials Plan, Street Furniture and Play Elements Plan, Planting Plans (Segments 6-10), Planting Schedule and Palette, Root Protection Barrier and Tree Stake Details, Public Right of Way Upgrade No-Dig Rolled Stone Path Details, Landscape Establishment Management Plan and Maintenance Schedule, Landscape Design Specifications for Planting Works, and Tree Schedule providing details for arboricultural approval.

- Condition 14 – Proposed Drainage Layout Sheets 1-4, Detention Basin 1 and 2 Details, Adoptable Manhole Schedule, Non-Adopted Surface Water Manhole Schedule, Adoptable Drainage Details Sheet 1, Non-Adoptable Drainage Construction Details Sheets 1-4, Swale Longitudinal Sections Sheets 1 and 2, Section 104/116 Agreement Longitudinal Sections, Section 104/116 Agreement Drainage Details, Section 104 Longitudinal Sections Sheets 1-3, and the Section 104 Agreement Adoptable Manhole Schedule. These drawings provide details of the proposed foul and surface water drainage network, including drainage layouts, detention basins, swales, manhole schedules, longitudinal sections, drainage construction details and associated Section 104 drainage information.

- Condition 15 – Modal Filter and the accompanying Rusper Modal Filter Emergency Services Access Explanation.

- Condition 16 – Landscape Maintenance and Management Plan:

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Aarun Sharma

Date

23/10/2026