Horsham District Council

Miss Emily Comber
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23 Heddon Street
London
W1B 4BQ

Our ref:	DISC/24/0157
Your ref:	Sussexdown DOC Batch 1
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	5th November 2024

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, 4, 7, 8 and 9 to approved application DC/22/2372 (as amended under DC/24/0543)

Sussexdown, Washington Road, Storrington, West Sussex

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

3. **Pre-Commencement Condition:** Prior to commencement of any development at the site a phasing plan shall be submitted and agreed with the local planning authority, to include for a phased car and cycle parking plan. The development shall be constructed in accordance with the agreed phasing plan unless otherwise agreed in writing with the local planning authority.

   Reason: To ensure the development is constructed in an appropriate manner in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 5th November 2024

4. **Pre-Commencement Condition:** No development shall commence within any phase, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

   i. An introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description and location;
   ii. A description of management responsibilities including complaint recording and management;
   iii. A description of the demolition and construction programme which identifies activities likely to cause high levels of noise or dust;
   iv. Site working hours and a named person for residents to contact;
   v. Detailed Site logistics arrangements including provision of a suitable booking system for HGV deliveries;

vi. Details regarding parking, deliveries, and storage;
vii. A scheme of dust and noise mitigation measures to be deployed including identification of sensitive receptors, The scheme shall be developed by suitably qualified persons and shall include suitable targets and management actions in accordance with BS5228 Code of Practice for Noise and Vibration control and the IAQM "Guidance on the assessment of dust from demolition and construction" and provision of monitoring results to the Local Planning Authority;
viii. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
ix. Communication procedures with the local planning authority and local community regarding key construction issues - newsletters, fliers etc.

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

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 5th November 2024

7. **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 and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 5th November 2024

8. **Pre-Commencement Condition:** No development shall commence within a phase until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 5th November 2024

9. **Pre-Commencement Condition:** No development within a phase shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 5th November 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 Docs	Demolition and Construction Environmental Management Plan	P_J-001 V1	19.06.2024
Plans	Site Plan Construction Phasing Strategy	PC-01 A	06.09.2024
Plans	Foul and Surface Water, Drainage Layout, Sheet 1 of 2	DR-D-0100 P3	23.09.2024
Plans	Foul and Surface Water, Drainage Layout, Sheet 2 of 2	DR-D-0101 P3	23.09.2024
Plans	Surface Water, Overland Flow Paths	DR-D-0110 P1	23.09.2024
Supporting Docs	Sussexdown Surface Water Model Rev P3	P3	23.09.2024

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