Horsham District Council

Miss Audrey Goodchild
Dene Hollow
New Hall Lane
Small Dole
West Sussex
BN5 9YH

Our ref:	DISC/24/0295
Your ref:	New Barn (Dene Hollow)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	11th February 2025

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 and 4 to approved application DC/23/0662

Dene Hollow New Hall Lane Small Dole 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**:
   i. Prior to the commencement of the development, details showing the proposed location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the West Sussex County Council Fire and Rescue Service.
   ii. Prior to the first occupation of the development the approved fire hydrant or stored water supply shall have been installed in the approved location to BS 750 standards and connected to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

   Reason: In the interests of amenity and in accordance with Policies 33 and 39 of the Horsham District Planning Framework and in accordance with The Fire & Rescue Service Act 2004.

Date of approval - 11th February 2025

4. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
   a) Purpose and conservation objectives for the proposed enhancement measures;
   b) detailed designs or product descriptions to achieve stated objectives;

c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 11th February 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	Fire Access Plan		26.11.2024
Supporting Statement	Biodiversity Enhancement Strategy		26.11.2024
Plans	Biodiversity Plan		26.11.2024
Supporting Docs	Biodiversity Key		26.11.2024
Supporting Statement	Fire Access/Water Storage Statement		26.11.2024

Notes to Applicant:

The applicant is advised that signage is installed on the removable fence panel to clearly indicate the source of the alternate water supply for the benefit of the fire services in the event that their attendance is required on site. Further measures (if necessary) should ensure that the applicant can provide suitable access for the fire service into the site.

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