Horsham District Council

Mr Spencer Copping
WS Planning & Architecture
5 Pool House
Bancroft Road
Reigate
RH2 7RP

Application Number: DC/22/1690

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: . Whiteoak Southern Ltd

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of Condition 1 of previously approved application DC/20/0837 (Demolition of agricultural buildings and erection of 5no. dwellings with associated landscaping) to allow for minor material amendments to the approved scheme.

Development at Threals Farm Threals Lane West Chiltington West Sussex

to be carried out in accordance with Application No. DC/22/1690 submitted to the Council on 06/09/2022 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 17/04/2023

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	AUGEAN WASTE TRANSFER NOTE : CONDITION 16 (Part 2)		26.10.2022
Supporting Statement	BIFFA WASTE TRANSFER NOTE : CONDITION 16 (Part 3)		26.10.2022
Supporting Statement	AUGEAN WASTE TRANSFER NOTE : CONDITION 16 (Part 4)		26.10.2022

Supporting Statement	GAS MEMBRANE VALIDATION PLAN : CONDITION 4 (C)		26.10.2022
Supporting Statement	FINAL GAS RISK ASSESSMENT : CONDITION 4 (C)		26.10.2022
Supporting Statement	Ground Investigation and Assessment (Patrick Parsons)	THF-PPC-00-XX-RP-G-0002 Rev 1	19.01.2023
Supporting Statement	Remediation Method Statement	THF-PPC-00-XX-RP-G-0004 Rev 0	31.03.2023
Supporting Statement	AUGEAN WASTE TRANSFER NOTE : CONDITION 16 (Part 5)		26.10.2022
Supporting Statement	STATEMENT OF DEMOLITION : CONDITION 16 (Part 1)		26.10.2022
Section plan	Site Section A-A	TF_03 Rev B	21.07.2020
Section plan	Site Section B-B	TF_04 Rev B	21.07.2020
Section plan	Site Section C-C	TF_05 Rev B	21.07.2020
Details plan	Topographical Survey	TOPO	01.05.2020
Supporting Statement	Arboricultural Impact Assessment and Method Statement	5526/20/02	01.05.2020
Supporting Statement	Transport Statement	TS	01.05.2020
Supporting Statement	Drainage Statement	23278 V1.2	28.08.2020
Supporting Statement	Arboricultural Survey Report	5526/20/01	01.05.2020
Supporting Statement	Preliminary Ecological Appraisal	4235E/19	01.05.2020
Supporting Statement	Energy Statement	ENERGY	01.05.2020
Details plan	Landscape Plan	2144-TF-00-00-DR-L-1001 P02	23.07.2020
Details plan	Swept Path Analysis - Fire Out	TF/JBP/2004 Rev A	05.08.2020
Supporting Statement	Landscape Report	LANDS	24.07.2020
Details plan	Swept Path Analysis - Fire In	F/JBP/2003 Rev A	05.08.2020
Details plan	Swept Path Analysis - Refuse In	TF/JBP/2005 Rev A	05.08.2020
Details plan	Swept Path Analysis - Refuse Out	TF/JBP/2006 Rev A	05.08.2020
Details plan	Materials	TF_23	21.07.2020
Supporting Docs	Construction Management Plan	10066 2	15.03.2022
Supporting Docs	Phase 1 Site Appraisal	10066 3	15.03.2022
Plans	Surface Water Suds and Foul Water Layout	C2628-01 B	17.12.2021
Plans	Foul Water Suds and Surface Water Drainage	C2628-02 B	17.12.2021
Supporting Docs	SuDS Report	NONE	17.12.2021
Supporting Docs	Demolition Phase Plan (Condition 5.1)	NONE	11.11.2021
Supporting Docs	Demolition Method Statement (Condition 5.2)	NONE	11.11.2021

Supporting Docs	Asbestos Method Statement (Condition 5.3)	NONE	11.11.2021
Supporting Docs	Asbestos Survey (Condition 5.4)	NONE	11.11.2021
Supporting Docs	Asbestos Location Plan (Condition 5.5)	NONE	11.11.2021
Supporting Docs	Envirochem Bulk Sample Report (Condition 5.6)	NONE	11.11.2021
Supporting Docs	Asbestos Material Assessment (Condition 5.7)	NONE	11.11.2021
Supporting Docs	Material Assessment (Condition 5.8)	NONE	11.11.2021
Supporting Docs	Asbestos Material Assessment (Condition 5.9)	NONE	11.11.2021
Site plan	Site Levels - Existing	J004005-C-6.1	17.12.2021
Site plan	Site Levels - Proposed	J004005-C-6.2	17.12.2021
Materials	External Finishes - Plot 1	J004005-CO-01 Rev A	25.05.2022
Materials	External Finishes - Plot 2	J004005-CO-02 Rev A	25.05.2022
Materials	External Finishes - Plot 3	J004005-CO-03	11.03.2022
Materials	External Finishes - Plot 4	J004005-CO-04 Rev A	25.05.2022
Materials	External Finishes - Plot 5	J004005-CO-05	11.03.2022
Materials	External Finishes - Carports	J004005-CO-06	25.05.2022
Supporting Docs	Biodiversity Enhancement Strategy	BIO STRATEGY	06.04.2022
Layout plan	External Lighting Layout Plan	J004005-CO-07	11.03.2022
Layout plan	EV Charging Points Plan	J004005-CO-08	11.03.2022
Location plan	Location Plan	J004005-DD-01	06.09.2022
Site plan	Site Plan	J004005-DD-02	06.09.2022
Elevation plan	Proposed Elevations (Plots 1 + 2)	J004005-DD-06	06.09.2022
Elevation plan	Proposed Elevations (Plots 1 + 2)	J004005-DD-07	06.09.2022
Layout plan	Proposed Parking Bay Floor Plans	J004005-DD-08	06.09.2022
Elevation plan	Proposed Parking Bay Elevations	J004005-DD-09	06.09.2022
Floor plan	Proposed Floor Plans (Plot 3)	J004005-DD-10	06.09.2022
Elevation plan	Proposed Elevations (Plot 3)	J004005-DD-11	06.09.2022
Floor plan	Proposed Ground Floor Plan (Plot 4)	J004005-DD-12	06.09.2022
Floor plan	Proposed First Floor Plan (Plot 4)	J004005-DD-13	06.09.2022
Elevation plan	Proposed Elevations (Plot 4)	J004005-DD-14	06.09.2022
Elevation plan	Proposed Elevations (Plot 4)	J004005-DD-15	06.09.2022
Floor plan	Proposed Floor Plans (Plot 5)	J004005-DD-16	06.09.2022
Elevation plan	Proposed Elevations (Plot 5)	J004005-DD-17	06.09.2022
Elevation & Floor plan	Proposed Car Port	J004005-DD-18	06.09.2022
Floor plan	Proposed Ground Floor Plan (Plots	J004005-DD-03	06.09.2022

	1 + 2)		
Floor plan	Proposed First Floor Plan (Plots 1 + 2)	J004005-DD-04	06.09.2022
Elevation plan	Proposed Elevations (Plots 1 + 2)	J004005-DD-05	06.09.2022

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun before 10 March 2024.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Construction Management Plan [10006-2, dated October 2021] as approved by the Local Planning Authority under conditions application DISC/21/0310 on 17 March 2022, unless otherwise agreed in writing.

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).

4 **Regulatory Condition**: All works shall be executed in full accordance with the Phase 1 Site Appraisal [Ref: 10006/DTS/Rev 3, dated October 2021] as approved by the Local Planning Authority under conditions application DISC/21/0310 on 17 March 2022, as well as the Remediation Method Statement [Ref: THF-PPC-00-XX-RP-G-0004, dated March 2023] and other related documents as approved by the Local Planning Authority under conditions application DISC/22/0310 on 13 April 2022, unless otherwise agreed in writing.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All works shall be executed in full accordance with the asbestos handling details as submitted pursuant to Condition 5 of DC/20/0837, and as approved by the Local Planning Authority under conditions application DISC/21/0310 on 17 March 2022, unless otherwise agreed in writing.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: All works shall be executed in full accordance with the existing and proposed finished floor levels and external ground levels drawings [Ref: J004005-C-6.1 and J004005-C-6.2] as submitted pursuant to Condition 6 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/21/0338 on 03 February 2022, unless otherwise agreed in writing.

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).

7 **Regulatory Condition**: All trees on the site shown for retention within the approved Arboricultural Impact Assessment [by PJC Consultancy, ref: 5526/20/02], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with

section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). The fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: All works shall be executed in full accordance with the drainage and SuDS details [Plan Refs: C2628-01 B and C2628-02 B, and SuDS Report] as submitted pursuant to Condition 8 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/21/0338 on 03 February 2022, unless otherwise agreed in writing.

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).

9 **Regulatory Condition**: The development shall include the installation and appropriate connection to the water supply of fire hydrant(s) in accordance with the West Sussex Fire and Rescue Guidance Notes.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: All works shall be executed in full accordance with the External Finishes Schedules [Refs: J004005-CO-01 REV A, J004005-CO-02 REV A, J004005-CO-03, J004005-CO-04 REV A, J004005-CO-05, J04005-CO-06 REV A] as submitted pursuant to Condition 10 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/22/0053 on 14 June 2022, unless otherwise agreed in writing.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: All works shall be executed in full accordance with the Biodiversity Enhancement Strategy [David Archer Associates, December 2021] as submitted pursuant to Condition 11 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/22/0053 on 14 June 2022, unless otherwise agreed in writing.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

12 **Regulatory Condition**: All works shall be executed in full accordance with the External Lighting Layout Plan [J004005-CO-07] and details contained with the supporting letter [entitled Proposed External Lighting Layout - Biodiversity, by David Archer Associates, dated 02 March 2022] as submitted pursuant to Condition 12 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/22/0053 on 14 June 2022. All external lighting shall be installed in accordance with the specifications and locations set out in the

scheme and maintained thereafter in accordance with the scheme. No other external lighting shall be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

13 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments (including fencing, walls etc.)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition**: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4, unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015)

16 **Regulatory Condition**: All works shall be executed in full accordance with the asbestos removal verification documents submitted to the Council pursuant to Condition 16 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/22/0310 on 13 April 2023, unless otherwise agreed in writing

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

17 **Pre-Occupation Condition**: No dwelling hereby permitted shall be first occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing numbers [DD-03, DD-04, DD-08, DD-10, DD-12, DD-13, and DD-16]. The cycle parking facilities shall thereafter be retained as such for their designated use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

18 **Pre-Occupation Condition**: No dwelling hereby permitted shall be first occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing numbers [DD-03, DD-04, DD-08, DD-10, DD-12, DD-13, and DD-16]. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

19 **Pre-Occupation Condition**: All works shall be executed in full accordance with the EV Charging Points Plan [Ref: J004005-CO-08] as submitted pursuant to Condition 19 of DC/20/0873, and as approved by the Local Planning Authority under conditions application DISC/22/0053 on 14 June 2022. The electric vehicle charging points shall be made available for use prior to the first occupation of the development hereby permitted, and shall be retained as such for their designated use.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

20 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, all existing building on site indicated on 'Existing Site/Block Plan' reference [TF_01] shall have been demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

21 **Regulatory Condition**: No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition**: No works relating to the construction of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

23 **Regulatory Condition**: No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition**: All works shall be executed in full accordance with the Arboricultural Impact Assessment/Method Statement [by PJC Consultancy, dated 27 April 2020, Ref: 5526/20/02], submitted under DC/20/0837.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal [by PJC Consultancy, dated 21 January 2020, Ref: 4235E/19], submitted under DC/20/0837.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

26 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Class A (extensions), Class B (roofs) or Class F (hard surfaces) of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the sensitive rural character of the site, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Class A (gates, fences, walls) of Part 2 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the sensitive rural character of the site, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay

the appropriate fee. Guidance and the forms can be found at www.planningportal.gov.uk/planning/applications/paperforms

Note to Applicant
Please note that Southern Water require a formal application for connection to the public foul sewer in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk

Note to Applicant
Access along a public bridleway other than as a walker, cyclist or equestrian whether by the applicant, construction personnel or future site occupiers, will only be lawful if the applicant can prove a private right of access exists. It will be an offence under the Road Traffic Act 1988 section 34(1) if motorised access is undertaken without a private access right existing.

The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works; these will constitute an offence of obstruction under the Highways Act 1980.

The applicant must be advised it is an offence to damage / change the surface of a public right of way without the prior consent of WSCC. Where it is necessary to undertake works within the path width, e.g. install utilities, the applicant must be advised to apply to WSCC for a temporary path closure; the applicant must be advised there is no guarantee an application will be approved and that a minimum of 8 weeks is needed to consider an application.

Any damage to the footpath surface reasonably arising from access to and from the site, both during construction and during future occupation, will be the responsibility of the applicant or occupier; they will be held liable and required to make good the surface to a standard satisfactory to WSCC.

Any change to the surface of the right of way must be agreed with WSCC as Highways Authority prior to any work commencing and the granting of planning permission does not negate the need for this consent.

Note to Applicant
Given the likely presence of asbestos containing materials on the site, the applicant is advised to seek professional advice regarding its removal in accordance with current regulations.

Note to Applicant
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development. CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal). Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid

any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.