Horsham District Council

Alicia Privett
Nexus Planning
Holmes House
4 Pear Place
SE1 8BT

Former Novartis Site, Parsonage Road, West Sussex, Horsham

The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.

Your application DC/25/0415 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Alicia Privett
Nexus Planning
Holmes House
4 Pear Place
SE1 8BT

Application Number: DC/25/0415

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

On behalf of: Muse Places

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:

The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.

Former Novartis Site, Parsonage Road, West Sussex, Horsham

to be carried out in accordance with Application No. DC/25/0415 submitted to the Council on 18/03/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 16/01/2026

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
Elevation & Floor Plan	House Type 1	17100-HGP-H1-ZZ-D-A-0401 REV P04	18.03.2025
Section Plan	House Type 1	17100-HGP-H1-XX-D-A-SK25 REV P02	18.03.2025
Elevation & Floor Plan	House Type 2	17100-HGP-H2-ZZ-D-A-0402 REV P04	18.03.2025
Section Plan	House Type 2	17100-HGP-H2-XX-D-A-SK26 REV P04	18.03.2025
Elevation & Floor Plan	House Type 3	17100-HGP-H3-ZZ-D-A-0403 REV P05	18.03.2025

Section Plan	House Type 3	17100-HGP-H3-XX-D-A-SK27 REV P03	18.03.2025
Elevation & Floor Plan	House Type 4	17100-HGP-H4-ZZ-D-A-0404 REV P04	18.03.2025
Section Plan	House Type 4	17100-HGP-H4-XX-D-A-SK28 REV P02	18.03.2025
Elevation & Floor Plan	House Type 5	17100-HGP-H5-ZZ-D-A-0405 REV P04	18.03.2025
Section Plan	House Type 5	17100-HGP-H5-XX-D-A-SK29 REV P03	18.03.2025
Elevation & Floor Plan	House Type 6	17100-HGP-H6-ZZ-D-A-0406 REV P04	18.03.2025
Section Plan	House Type 6	17100-HGP-H6-XX-D-A-SK30 REV P03	18.03.2025
Elevation & Floor Plan	House Type 7	17100-HGP-H7-ZZ-D-A-0407 REV P04	18.03.2025
Section Plan	House Type 7	17100-HGP-H7-XX-D-A-SK31 REV P04	18.03.2025
Elevation & Floor Plan	House Type 8	17100-HGP-H8-ZZ-D-A-0408 REV P02	18.03.2025
Elevation & Floor Plan	FOG 1	17100-HGP-F1-ZZ-D-A-0410 REV P04	18.03.2025
Elevation & Floor Plan	FOG 2	17100-HGP-F2-ZZ-D-A-0411 REV P04	18.03.2025
Elevation & Floor Plan	FOG 3	17100-HGP-F3-ZZ-D-A-0412 REV P04	18.03.2025
Elevation & Floor Plan	FOG 4	17100-HGP-F4-ZZ-D-A-0413 REV P04	18.03.2025
Elevation & Floor Plan	FOG 5	17100-HGP-F5-ZZ-D-A-0414 REV P02	18.03.2025
Ground Floor Plan	Block A	17100-HGP-B1-00-D-A-0200 REV P07	18.03.2025
First to Third Floor Plan	Block A	17100-HGP-B1-ZZ-D-A-0201 REV P07	29.05.2025
Roof Plan	Block A	17100-HGP-B1-04-D-A-0202 REV P06	18.03.2025
Elevation	Block A	17100-HGP-B1-XX-D-A-0300 REV P06	18.03.2025
Section	Block A	17100-HGP-B1-XX-D-A-SK33 REV P02	18.03.2025
Section 2	Block A	17100-HGP-B1-XX-D-A-SK60 REV P02	18.03.2025
Ground Floor Plan	Block B	17100-HGP-B2-00-D-A-0210 REV P04	29.05.2025
First to Third Floor Plan	Block B	17100-HGP-B2-ZZ-D-A-0211 REV P04	18.03.2025
Roof Plan	Block B	17100-HGP-B2-04-D-A-0212 REV P03	18.03.2025

Elevation	Block B	17100-HGP-B2-XX-D-A-0310 REV P03	18.03.2025
Ground Floor Plan	Block C	17100-HGP-B3-00-D-A-0220 REV P07	18.03.2025
First to Third Floor Plan	Block C	17100-HGP-B3-ZZ-D-A-0221 REV P06	18.03.2025
Roof Plan	Block C	17100-HGP-B3-04-D-A-0223 REV P06	18.03.2025
Elevation	Block C	17100-HGP-B3-XX-D-A-0320 REV P04	18.03.2025
Section	Block C	17100-HGP-B3-XX-D-A-SK34 REV P02	18.03.2025
Ground Floor Plan	Block D	17100-HGP-B4-00-D-A-0230 REV P07	18.03.2025
First to Third Floor Plan	Block D	17100-HGP-B4-ZZ-D-A-0231 REV P06	18.03.2025
Roof Plan	Block D	17100-HGP-B4-04-D-A-0232 REV P06	18.03.2025
Elevations	Block D	17100-HGP-B4-XX-D-A-0330 REV P04	18.03.2025
Elevations	Block D	17100-HGP-B4-XX-D-A-0331 REV P05	18.03.2025
Section	Block D	17100-HGP-B4-XX-D-A-SK35 REV P02	18.03.2025
Ground Floor Plan	Block E	17100-HGP-B5-00-D-A-0240 REV P07	
First to Third Plan	Block E	17100-HGP-B5-ZZ-D-A-0241 REV P07	18.03.2025
Roof Plan	Block E	17100-HGP-B5-04-D-A-0242 REV P06	18.03.2025
Elevations	Block E	17100-HGP-B5-XX-D-A-0340 REV P05	18.03.2025
Elevations	Block E	17100-HGP-B5-XX-D-A-0341 REV P01	18.03.2025
Section	Block E	17100-HGP-B5-XX-D-A-SK36 REV P02	18.03.2025
Ground Floor Plan	Block F & G	17100-HGP-B7-00-D-A-0260 REV P07	18.03.2025
First & Second Floor Plan	Block F & G	17100-HGP-B7-ZZ-D-A-0261 REV P07	18.03.2025
Third Floor Plan	Block F & G	17100-HGP-B7-03-D-A-0262 REV P07	18.03.2025
Roof Plan	Block F & G	17100-HGP-B7-04-D-A-0263 REV P07	18.03.2025
Elevations	Block F & G	17100-HGP-B7-XX-D-A-0360 REV P06	18.03.2025
Section	Block G	17100-HGP-B7-XX-D-A-SK37 REV P02	18.03.2025

Block Plan	Sitewide	17100-HGP-P3-00-D-A-0102 REV P13	18.03.2025
Roof Plan	Sitewide	17100-HGP-P3-04-D-A-0103 REV P05	18.03.2025
Location Plan	Sitewide	17100-HGP-P3-XX-D-A-0100 REV P05	18.03.2025
Boundary Treatment Plan	Sitewide	17100-HGP-P3-00-D-A-0120 REV P04	18.03.2025
Fire Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0780 REV P06	18.03.2025
Refuse Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0790 REV P07	15.05.2025
Cycle Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0795 REV P06	18.03.2025
Parking Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0796 REV P05	18.03.2025
PV Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0797 REV P03	18.03.2025
Bin & Bike Stores	Sitewide	17100-HGP-ZZ-ZZ-D-A-0415 REV P04	29.05.2025
UPVC Casement Window Detail	Sitewide	17100-HGP-P3-XX-D-A-SK50 REV P02	18.03.2025
Indicative Sub-Station Elevations	Sitewide	17100-HGP-P3-XX-D-A-0121 REV P01	25.09.2025
Design and Access Statement	Sitewide	17100-HGP-XX-XX-T-A-0950 REV P02	18.03.2025
Accommodation Schedule	Sitewide	17100- HGP-XX-XX-L-A-9101 REV P08	29.05.2025
Site Section	Sitewide	17100-HGP-ZZ-ZZ-D-A-0110 REV P05	18.03.2025
Site Section	Sitewide	17100-HGP-ZZ-ZZ-D-A-0111 REV P05	18.03.2025
Site Section	Sitewide	17100-HGP-ZZ-ZZ-D-A-0112 REV P05	18.03.2025
Layout plan		15 REV A	18.03.2025
Layout plan		16 REV A	18.03.2025
Layout plan	BOREHOLE LOCATIONS	17 REV A	18.03.2025
Layout plan		04	18.03.2025
Layout plan		05	18.03.2025
Site plan		NONE	18.03.2025
Layout plan	ILLUSTRATIVE LANDSCAPE MASTERPLAN	17100-FAB-XX-XX-D-L-1007 REV PL05	19.06.2025
Section plan	ILLUSTRATIVE LANDSCAPE SECTIONS	17100-FAB-XX-XX-D-L-8000 REV PL01	18.03.2025

Section plan		17100-FAB-XX-XX-D-L-8001 REV PL01	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1006 REV P05	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1005 REV P06	19.06.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1001 REV P05	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1003 REV P05	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1004 REV P05	18.03.2025
Layout plan		17100-FAB-XX-XX-D-L-1002 REV P05	18.03.2025
Details plan	Intergral Substation layout (1 of 3)	07-03102.22 REV C	25.09.2025
Details plan	Integral Substation Earthing Layout (2 of 3)	07-03102.22 REV A	25.09.2025
Details plan	Integral Substation Power & Lighting (3 of 3)	07-03102.22 REV A	25.09.2025

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

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition**: Other than works of site survey and investigations, notwithstanding the submitted details, the development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

(a) Details of site management contact details and responsibilities;

(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:

i. location of site compound,

ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),

iii. site offices (including location, height, size and appearance),

iv. location of site access points for construction vehicles,

v. location of on-site parking,

vi. locations and details for the provision of wheel washing facilities and dust suppression facilities

(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;

(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

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).

4 **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, 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. 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).

5 **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

(a) Risk assessment of potentially damaging construction activities.
(b) Identification of "biodiversity protection zones".
(c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements e.g. for Falcon and Little Ringed Plover) and sensitive lighting scheme during construction to include measures recommended in the Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Peregrine Falcon Mitigation Strategy (Greengage, September 2025), Bird Survey report final (Greengage, August 2025).
(d) The location and timing of sensitive works to avoid harm to biodiversity features.
(e) The times during construction when specialist ecologists need to be present on site to oversee works.
(f) Responsible persons and lines of communication.
(g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
(h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

6 **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of 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).

7 **Pre-Commencement Condition**: Other than works of site survey and investigations, prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment and Drainage Strategy (Project No. 17100 Issue C dated 12.09.2025) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 of the Horsham District Planning Framework.

8 **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the management of the roofs of the apartment blocks which may be attractive to nesting, roosting and 'loafing' birds. The Bird Hazard Management Plan shall be implemented as approved, upon completion of the roofs and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: To manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and operation of London Gatwick in accordance with Policy 33 of the Horsham District Planning Framework.

9 **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence on the construction of the footway and any associated section of access road along the northern boundary of the site, where these works pass through the Root Protection Areas (RPAs) of trees to be retained, as shown on the approved plans, until full details of the proposed no-dig, above-ground construction have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- A specification and construction methodology for the no-dig footway and road section, to be designed and implemented fully in accordance with the methodology set out in the Arboricultural Association Practice Note 12 (APN-12)
- An Arboricultural Method Statement (AMS) prepared by a suitably qualified arboriculturist, setting out the sequence of operations, protective measures, and supervision arrangements to ensure the works are carried out with minimal impact upon the retained trees.

The approved details shall be implemented in full, and the works shall thereafter be carried out strictly in accordance with the approved AMS and under the direct supervision of the appointed arboriculturist. No excavation, grading, or alteration of existing soil levels shall take place within the RPAs other than as expressly approved in writing by the Local Planning Authority.

If 'no-dig' construction methods are not proposed, justification shall be submitted for the approval of the Local Planning Authority.

Reason: To ensure that the works are undertaken in an appropriate manner that safeguards the health, stability, and long-term retention of the trees along the northern boundary of the site, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement Condition**: Other than works of site survey and investigations, notwithstanding the submitted details, no development shall hereby commence until a full detailed Air Quality Mitigation Measures Report has been submitted and approved by the Local Planning Authority. The report shall outline modelling and all mitigations measures stating how the measures will be delivered. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document, as well as West Sussex County Council's 'Guidance on Parking at New Developments'. The measures shall be implemented in accordance with the approved details and be retained as such thereafter.

Reason: To ensure the development provides appropriate and deliverable air quality mitigation measures in accordance with Policies 24 & 40 of the Horsham District Planning Framework (2015).

11 **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence until a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort for all dwellings shall be submitted to for approval in writing from the Local Planning Authority. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall also include performance details and a glazing plan sufficient to achieve the habitable room standards as detailed in BS8233:2014 [and appropriate consideration of LAmax including details of post construction validation measurements]. The dwellings shall be constructed in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Pre-Commencement Condition**: Notwithstanding the submitted details, no works shall take place on the approved LEAP or LAP until full details of the layout and equipment of the open space areas have been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the 122nd dwelling.

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 play areas of appropriate quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat Activity Survey report final (Greengage, November 2025), Bird Survey report final (Greengage, August 2025), Invertebrate Survey Report ((Greengage, October 2025) 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 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 shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

14 **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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).

15 **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of any dwelling hereby permitted shall take place until details of all air source heat pumps proposed, including their location and appearance, have been submitted to and approved in writing by the local planning authority. The air source heat pumps shall be installed in accordance with the approved details.

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

16 **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of any dwelling hereby permitted shall take place until details of all photovoltaic panels proposed, including their location and appearance, have been submitted to and

approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details.

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

17 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

18 **Pre-Occupation Condition**: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

(a) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect

(b) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

19 **Pre-Occupation Condition**: Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling, as shown on drawing no: 17100-HGP-P3-XX-D-A-0780, REV P06, shall be provided and thereafter retained as such.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

20 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number no. 17100-HGP-P3-XX-D-A-0790 REV P08. These facilities shall thereafter be retained for use at all times.

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

21 **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 and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with proposed ecological enhancement measures
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures - street furniture and signage - including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals - such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing services above and below ground - such as drainage, power, communications cables and pipelines - including lines, manholes, supports and other technical features

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 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).

22 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a "lighting design strategy for biodiversity" for areas to be lit in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

(a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

(b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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. Under no

circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

23 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

24 **Pre-Occupation Condition**: No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

25 **Pre-Occupation Condition**: No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policy 40 of the Horsham District Planning Framework (2015).

26 **Pre-Occupation Condition**: No dwelling shall be first occupied until the road(s), footways, and casual parking areas serving that dwelling have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

27 **Pre-Occupation Condition**: No part of the development shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the local planning authority prior to the occupation of the development [or specified phase of development]. The content of the LEMP shall include the following:

(a) Description and evaluation of features to be managed.
(b) Ecological trends and constraints on site that might influence management.
(c) Aims and objectives of management.
(d) Appropriate management options for achieving aims and objectives.
(e) Prescriptions for management actions.
(f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
(g) Details of the body or organisation responsible for implementation of the plan.
(h) Ongoing monitoring and remedial measures e.g. reptiles translocated to receptor site to inform ongoing management.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details for a minimum of 30 years to deliver the required condition of habitats created.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to ensure a satisfactory development in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

28 **Pre-Occupation Condition**: No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Access Design, Visibility, and Vehicle Tracking and numbered 020.0930-0005 revision P06.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

29 **Pre-Occupation Condition**: No part of the development shall be first occupied until a suitable connection to enable cyclists to leave and enter Parsonage Road into and out of the proposed development eastern pedestrian and cyclists access has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interests of safety and to promote access for cyclists in accordance with paragraph 117 of the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

30 **Pre-Occupation Condition**: No part of the development shall be first occupied until a Open Space Management and Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Reason: To ensure a satisfactory development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

31 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Bat Activity Survey report final (Greengage, November 2025), Bird Survey report final (Greengage, August 2025), Reptile Survey Report (Greengage, October 2025) and Invertebrate Survey Report ((Greengage, October 2025), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

32 **Regulatory Condition**: No works for the implementation 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

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

33 **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 no more than 110 litres per person per day. The subsequently installed 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).

Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant – Community Infrastructure Levy (CIL):
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**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

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.

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.

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.