Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

Land Parcel at 507911 125837

Address Line 1

Newbridge Road

Address Line 2

Address Line 3

Town/city

Billingshurst, West Sussex

Postcode

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

Easting (x)

507911

Northing (y)

125837

Description

Land Parcel at 507911 125837

Applicant Details

Name/Company

Title

First name

Surname

HE4 UK Enterprises 17 GP Limited

Company Name

Address

Address line 1

c/o agent

Address line 2

-

Address line 3

-

Town/City

-

County

-

Country

-

Postcode

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Andy

Surname

Ryley

Company Name

PRC Architecture & Planning Ltd

Address

Address line 1

12 Warren Yard,

Address line 2

Warren Park

Address line 3

Milton Keynes

Town/City

Milton Keynes

County

Country

United Kingdom

Postcode

MK12 5NW

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

Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) regarding revised masterplan and reference to the proposed footpath, and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20

Reference number

DC/24/1989

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

12/02/2025

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

Condition number(s)

Insert new Grampian SNOWS condition to read:
"No development shall commence until details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme"

Vary Condition 1 removing 'Supporting Statement Water Neutrality Assessment 784-B033993 P04 29.06.2022' as no longer necessary.

Remove Condition 18 as no longer necessary.

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Insert new Grampian SNOWS condition to enable the applicant to purchase water neutrality credits.

Vary condition 1 insofar as it refers to an unnecessary Water Neutrality Strategy, and remove condition 18 as it is unnecessary with the Grampian condition in place

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Cond 1 (Plans) - remove reference to the 2022 Water Neutrality Strategy

Remove Condition 18 (Water Neutrality Strategy Implementation)

Insert new condition as agreed:
'No development shall commence until details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme'

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?

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

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Email

Date (must be pre-application submission)

05/03/2025

Details of the pre-application advice received

Suggest s73 to insert new Grampian condition for water neutrality credits.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

First Name

Andy

Surname

Ryley

Declaration Date

13/03/2025

- [x] Declaration made

Declaration

Declaration

I/We hereby apply for Removal/Variation of a condition 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

PRCGROUP PRCGROUP

Date

13/03/2025