



# 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         | <input type="text"/>                                  |
| Suffix         | <input type="text"/>                                  |
| Property Name  | <input type="text" value="RM 5&amp;6"/>               |
| Address Line 1 | <input type="text" value="Mowbray Development Site"/> |
| Address Line 2 | <input type="text"/>                                  |
| Address Line 3 | <input type="text"/>                                  |
| Town/city      | <input type="text"/>                                  |
| Postcode       | <input type="text"/>                                  |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="518831"/> | <input type="text" value="133542"/> |

Description

RM Area 5&6, Mowbray Development Site, Horsham

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Davies

Company Name

Cala Homes

Address

Address line 1

South Home Counties

Address line 2

Dorking Business Park

Address line 3

Station Road

Town/City

County

Country

United Kingdom

Postcode

RH4 1HJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

# Applicant 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

Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.

Reference number

DC/24/1927

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

09/05/2025

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

Condition number(s)

2 and 7

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

07/07/2025

Has the development been completed?

- ☐ Yes
- ☒ No

## Condition(s) - Variation/Removal

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

On the 31st October 2025 Natural England issued a Withdrawal Statement confirming its Water Neutrality Position Statement from September 2021 has been withdrawn. As Water Neutrality is no longer required in Horsham, condition 2 and 7 are no longer necessary to make the development acceptable.

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

N/A

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

## Pre-application Advice

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

☐ Yes

☒ No

## 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?

☒ Yes

☐ No

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

☐ Yes

☒ 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

☐ The Agent

Title

Mr

First Name

Tom

Surname

Davies

Declaration Date

02/02/2026

☒ Declaration made

## 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

Tom Davies

Date

02/02/2026