Horsham District Council

Mr Neal MacGregor
Cala Homes (South Home Counties)
Dorking Business Park
Station Road
Dorking
RH4 1HJ

Application Number: DC/24/1927

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

On behalf of: Cala Homes (South Home Counties)

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

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.

Mowbray Development Site, Land North of Horsham, Rusper, Road Horsham

to be carried out in accordance with Application No. DC/24/1927 submitted to the Council on 13/01/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 09/05/2025

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
Layout plan	LIGHTING LAYOUT (PARCEL 5)	3506-DFL-HLG-XX-DR-EO-13001-S3-P04	13.12.2024

Layout plan	LIGHTING LAYOUT (PARCEL 6)	3506-DFL-HLG-XX-DR-EO-13002	13.12.2024
Supporting Docs	LIGHTING CALCULATIONS RM5 ADOPTABLE	3506-DFL-HLG-XX-CA-EO-13001-S3-P02	13.12.2024
Supporting Docs	LIGHTING CALCULATION RM5 PRIVATE	3506-DFL-HLG-XX-CA-EO-13002-S3-P03	13.12.2024
Supporting Docs	LIGHTING CALCULATION - RM6 ADOPTABLE	3506-DFL-HLG-XX-CA-EO-13003-S3-P02	13.12.2024
Supporting Docs	LIGHTING CALCULATION - RM6 PRIVATE	3506-DFL-HLG-XX-CA-EO-13004-S3-P03	13.12.2024
Supporting Docs	LIGHTING CALCULATIONS RM5 RECEPTORS	3506-DFL-HLG-XX-CA-EO-13005-S3-P02	13.12.2024
Supporting Docs	LIGHTING CALCULATIONS RM6	3506-DFL-HLG-XX-CA-EO-13006-S3-P03	13.12.2024
Layout plan	Coloured Site	23124 / C101A	28.03.2025
Elevation plan	Coloured Street Scene - A-C	23124 / C102A	28.03.2025
Elevation plan	Coloured Street Scene - D-G	23124 / C103A	28.03.2025
Layout plan	Proposed Site	23124/P101 A	02.01.2025
Layout plan	Site Parcel 5	23124/P102A	28.03.2025
Layout plan	Site Parcel 6	23124/P103A	28.03.2025
Materials	Parcel 5	23124/P104A	28.03.2025
Materials	Parcel 6	23124/P105A	28.03.2025
Layout plan	Parking & EVCP - Parcel 5	23124/P106A	28.03.2025
Layout plan	Parking & EVCP - Parcel 6	23124/P107A	28.03.2025
Elevation & Floor plan	Type 2AA - Plots 121-123	23124/P115A	28.03.2025
Elevation & Floor plan	Type 3AA and 2AA - Plots 109-111 and 112-114	23124/P116A	28.03.2025
Elevation & Floor plan	Type 2A - Plots 146-147	23124/P120A	28.03.2025
Elevation & Floor plan	Type 3AC - Plots 132-133	23124/P117A	28.03.2025
Elevation & Floor plan	Types 2AA & 3AC - Plots 129-131	23124/P118A	28.03.2025
Elevation & Floor plan	Type 4AA - Plots 97 and 98	23124/P119A	28.03.2025
Elevation & Floor plan	Types 2A and 2B - Plots 52-54	23124/P123A	28.03.2025
Elevation & Floor plan	Types 2A and 2B - Plots 16-18, 62-64 and 154-156	23124/P121A	28.03.2025
Elevation & Floor plan	Type 2A and 2B - Plots 151-153	23124/P122A	28.03.2025
Elevation & Floor plan	Type 3A and 2A - Plots 69-71	23124/P124A	28.03.2025
Elevation & Floor plan	Types 2A and 3C - Plots 94-95	23124/P125A	28.03.2025
Elevation & Floor plan	Type 2B - Plots 119, 145 and 149	23124/P126A	28.03.2025
Elevation & Floor plan	Type 2B - Plots 66-67, 80-81, 82-	23124/P127A	28.03.2025

	83, 99-10 and 124-125		
Elevation & Floor plan	Type 2B-2B - Plots 35-36 and 47-48	23124/P128A	28.03.2025
Elevation & Floor plan	Type 3A - Plots 28 and 72	23124/P130A	28.03.2025
Elevation & Floor plan	Type 3A - Plots 27, 96 & 150	23124/P131A	28.03.2025
Elevation & Floor plan	Type 3A - Plot 144	23124/P132A	28.03.2025
Elevation & Floor plan	Type 3A - Plot 150	23124/P133	11.12.2024
Elevation & Floor plan	Type 3B - Plots 26, 93, 102 179, 198 & 199	23124/P134A	28.03.2025
Elevation & Floor plan	Type 3B - Plot 21	23124/P135	11.12.2024
Elevation & Floor plan	Type 3B - Plots 27 and 102	23124/P136	11.12.2024
Elevation & Floor plan	Type 3B - Plots 60-61	23124/P137A	28.03.2025
Elevation & Floor plan	Type 3B - Plots 41-42	23124/P138A	28.03.2025
Elevation & Floor plan	Type 3C - Plot 120	23124/P139A	28.03.2025
Elevation & Floor plan	Type 3C - Plot 65	23124/P140A	28.03.2025
Elevation & Floor plan	Type 3C - Plot 148	23124/P141A	28.03.2025
Elevation & Floor plan	Type 3C - Plots 30-31	23124/P142A	28.03.2025
Elevation & Floor plan	Type 3C - Plots 186-187	23124/P143A	28.03.2025
Elevation & Floor plan	Type 3E - Plots 19, 25, 44, 50 173, 174, 183, 201 & 202	23124/P144A	28.03.2025
Elevation & Floor plan	Type 3E - Plot 57	23124/P145A	28.03.2025
Elevation & Floor plan	Type 3E - Plots 26, 173, 174, 201 and 202	23124/P146	11.12.2024
Elevation & Floor plan	Type 3E and 2BFOG - Plots 91-92	23124/P147A	28.03.2025
Elevation & Floor plan	Type 3F - Plots 22, 23, 39, 103, 105, 107 116, 127, 158, 166, 168, 171, 176, 189, & 193	23124/P148A	28.03.2025
Elevation & Floor plan	Type 3F - Plots 58, 177, 178 and 189	23124/P149A	28.03.2025
Elevation & Floor plan	Type 3F - Plots 158 and 193	23124/P150	11.12.2024
Elevation & Floor plan	Type 3F - Plot 182	23124/P151	11.12.2024
Elevation & Floor plan	Type 3F - Plots 8, 11	23124/P152A	28.03.2025
Elevation & Floor plan	Type 3L - Plots 101, 108 & 126	23124/P153A	28.03.2025
Elevation & Floor plan	Type 3L - Plots 164, 172, 200 and 203	23124/P154	11.12.2024
Elevation & Floor plan	Type 3L - Plot 164, 170, 172, 200 & 203	23124/P155A	28.03.2025
Elevation & Floor plan	Type 4A - Plots 33, 34 and 37	23124/P160A	28.03.2025
Elevation & Floor plan	Type 4A - Plots 9-10, 117-118 & 184-185	23124/P161A	28.03.2025
Elevation & Floor plan	Type 4A - Plots 9-10 and 117-118	23124/P162	11.12.2024
Elevation & Floor plan	Type 4A - Plots 38-39	23124/P163A	28.03.2025
Elevation & Floor plan	Type 4B - Plots 47, 51 & 55	23124/P164A	28.03.2025
Elevation & Floor plan	Type 4C - Plot 29, 159, 165, 190	23124/P165A	28.03.2025

	195 & 204		
Elevation & Floor plan	Type 4C - Plot 73	23124/P166A	28.03.2025
Elevation & Floor plan	Type 4C – Plot 106	23124/P167A	28.03.2025
Elevation & Floor plan	Type 4D - Plots 59 & 205	23124/P168A	28.03.2025
Elevation & Floor plan	Type 4D - Plots 21, 28, 43, 56, 180 181, 188, 191, 196 & 197	23124/P169A	28.03.2025
Elevation & Floor plan	Type 4D - Plots 24, 40, 90, 157 160, 167, 175 & 194	23124/P170A	28.03.2025
Elevation & Floor plan	Type 4D - Plot 128	23124/P171A	28.03.2025
Elevation & Floor plan	Type 4D – Plot 104	23124/P172A	28.03.2025
Elevation & Floor plan	Type 4E - Plot 192	23124/P173A	28.03.2025
Elevation & Floor plan	Type 4E - Plot 206	23124/P174A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plot 7	23124/P180A	28.03.2025
Elevation & Floor plan	Type 2B FOG - Plot 15	23124/P18A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plots 142 and 143	23124/P182A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plots 162 and 163	23124/P183A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plot 169	23124/P184A	28.03.2025
Elevation & Floor plan	Apartment Building 1 (Plots 1-6)	23124/P185A	28.03.2025
Elevation plan	Apartment Building 1 (Plots 1-6)	23124/P186A	28.03.2025
Floor plan	Apartment Building 2 (Plots 12-14)	23124/P187A	28.03.2025
Elevation plan	Apartment Building 2 (Plots 12-14)	23124/P188A	28.03.2025
Floor plan	Apartment Building 3 (Plots 74-79)	23124/P189A	28.03.2025
Elevation plan	Apartment Building 3 (Plots 74-79)	23124/P190A	28.03.2025
Floor plan	Apartment Building 4 (Plots 84-89)	23124/P191A	28.03.2025
Floor plan	Apartment Building 5 (Plots 134-141)	23124/P193A	28.03.2025
Elevation plan	Apartment Building 4 (Plots 84-89)	23124/P192A	28.03.2025
Elevation plan	Apartment Building 5 (Plots 134-141)	23124/P194A	28.03.2025
Elevation & Floor plan	Ancilliary Buildings (sheet 1 of 3)	23124/P195A	28.03.2025
Elevation & Floor plan	Ancilliary Buildings (Sheet 2 of 3)	23124/P196A	28.03.2025
Elevation & Floor plan	Ancilliary Buildings (Sheet 3 of 3)	23124/P197A	28.03.2025
Layout plan	Existing	23124/S102 REV A	28.03.2025
Plans	Refuse Vehicle Tracking 1 of 3	890827-RSK-ZZ-XX-DR-C-0001 REV P03	13.12.2024
Plans	Refuse Vehicle Tracking 2 of 3	890827-RSK-ZZ-XX-DR-C-0002 REV P03	13.12.2024
Plans	Refuse Vehicle Tracking 3 of 3	890827-RSK-ZZ-XX-DR-C-0003 REV P03	13.12.2024

Plans	Fire Vehicle Tracking 1 of 3	890827-RSK-ZZ-XX-DR-C-0004 REV P03	13.12.2024
Plans	Fire Vehicle Tracking 2 of 3	890827-RSK-ZZ-XX-DR-C-0005 REV P03	13.12.2024
Plans	Fire Vehicle Tracking 3 of 3	890827-RSK-ZZ-XX-DR-C-0006 REV P03	13.12.2024
Plans	Site Levels Strategy 1 of 3	890827-RSK-ZZ-XX-DR-C-0010-0010 P03	28.03.2025
Plans	Site Levels Strategy 2 of 3	890827-RSK-ZZ-XX-DR-C-0010-0011 P04	28.03.2025
Plans	Site Levels Strategy 3 of 3	890827-RSK-ZZ-XX-DR-C-0010-0012 P03	28.03.2025
Plans	Site Drainage Strategy 1 of 3	890827-RSK-ZZ-XX-DR-C-0013 P03	28.03.2025
Plans	Site Drainage Strategy 2 of 3	890827-RSK-ZZ-XX-DR-C-0014 P03	28.03.2025
Plans	Site Drainage Strategy 3 of 3	890827-RSK-ZZ-XX-DR-C-0015 P03	28.03.2025
Plans	Overland Flow Route 1 of 3	890827-RSK-ZZ-XX-DR-C-0017 P03	28.03.2025
Plans	Overland Flow Route 2 of 3	890827-RSK-ZZ-XX-DR-C-0018	28.03.2025
Plans	Overland Flow Route 3 of 3	890827-RSK-ZZ-XX-DR-C-0019 P03	28.03.2025
Layout plan	Landscape Illustrative Masterplan	GLS_041_160_RM 5&6_1200 REV D	07.05.2025
Layout plan	Landscape General Arrangement	GLS_041_160_RM 5_1300 REV E	07.05.2025
Layout plan	Planting Sheet 1 of 2	GLS_041_160_RM 5_1501 REV A	28.03.2025
Layout plan	Planting Sheet 2 of 2	GLS_041_160_RM 5_1502 REV A	28.03.2025
Layout plan	Hard Landscaping Sheet 1 of 2	GLS_041_160_RM 5_1601 REV D	07.05.2025
Layout plan	Hard Landscaping Sheet 2 of 2	GLS_041_160_RM 5_1602 REV D	07.05.2025
Layout plan	Landscape General Arrangement	GLS_041_160_RM 5_1300 REV E	07.05.2025
Layout plan	Planting Plan 1 of 3	GLS_041_160_RM	28.03.2025

		5_1501 REV C	
Layout plan	Planting Plan 2 of 3	GLS_041_160_RM 5_1502 REV C	28.03.2025
Layout plan	Planting Plan 3 of 3	GLS_041_160_RM 5_1503 REV C	28.03.2025
Layout plan	Hard Landscaping Plan 1 of 3	GLS_041_160_RM 6_1601 REV D	07.05.2025
Layout plan	Hard Landscaping Plan 2 of 3	GLS_041_160_RM 6_1602 REV D	07.05.2025
Layout plan	Hard Landscaping Plan 3 of 3	GLS_041_160_RM 6_1603 REV D	07.05.2025
Location plan		S101	02.01.2025
Location plan		S101 REV A	02.01.2025

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

2 **Pre-Commencement Condition**: No development shall commence until either:

i) 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;
or

ii) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations addressed by the Natural England Position Statement of September 2021 and to satisfy the Authority's duties pursuant to the Protection of Habitats and Species Regulations 2017 (as amended) at Regulation 63.

3 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

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).

4 **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 and samples 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the dwelling hereby permitted shall take place until details of any 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: All landscaping shall be carried out in accordance with the approved drawings unless details of an alternative scheme of landscaping have been submitted to and been approved in writing by the local planning authority prior to development above ground floor slab level commencing. The approved landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings to which it relates or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and in accordance with Policy SD1, SD6 and 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water efficiency measures set out in the approved Water Neutrality Statement (Motion- dated 5 December 2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and evidence they meet the required water consumption flow rates. The installed measures shall be retained and operated as such at all times thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation Condition**: Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling 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).

9 **Pre-Occupation Condition**: Prior to the occupation of any dwelling hereby permitted, secure covered cycle parking facilities and refuse storage facilities to serve that dwelling shall be provided within the garages and/or gardens and/or dedicated stores as indicated on the approved plans. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of cycle and refuse facilities in accordance with Policy SD1, 33 and 40 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be 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).

12 **Regulatory Condition**: Prior to occupation of any dwelling hereby approved, the electric vehicle charging provision for that dwelling shall be provided and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

13 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Mitigation and Management Plan (EMMP) (Derek Finnie Associates September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance 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 (Priority habitats & species) and Policy SD6 and 31 of the Horsham Development Framework.

14 **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 roof extensions falling within Class B of Part 1 of Schedule 2 of the Order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development and to protect the amenities of the adjoining properties and in accordance with Policy SD7 and 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no hardstandings, gates, fences, walls or other means of enclosure

shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development in accordance with Policy SD7, 33 and 41 of the Horsham District Planning Framework (2015).

Note to Applicant
The applicant is to note that the Landscape Management Plan submitted with this application is not satisfactory. An amended plan will need to be submitted, as required by condition 35 of DC/16/1677.

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.

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.