



Horsham District Council

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application (with all matters reserved except access) for up to 28 dwellings with access from Storrington Road. Resubmission of DC/22/0080

Reference number

DC/23/2146

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

23/01/2026

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

2.

Standard Time Condition:

(a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building, and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the layout of the development, the scale of each building, the appearance of each building, and the landscaping of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

(d) The development hereby permitted shall begin either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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14.

Pre-Occupation Condition: No dwelling hereby approved shall be occupied unless and until a Biodiversity Enhancement Layout for protected and priority species, as recommended within the Ecological Appraisal (FPCR Environment and Design Ltd, no reference, dated February 2024) at Sections 6.15 and 6.36, has been submitted to and approved by the Local Planning Authority

15.

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Has the work already started?

☐ Yes

☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan - 21-1151-01
Site Block Plan - 21-1151-02
Sketch Layout Plan - 21-1151-SK05
Topographical Survey (1 of 2) - 1\001
Topographical Survey (2 of 2) - 1\001
Design & Access Statement - 21-1151

Please list all drawing numbers submitted with this application for approval

251906-OSG-XX-XX-DR-A-0001-S0-P05 - Proposed Site Plan
251906-OSG-XX-XX-DR-A-0002-S0-P04 - Proposed Coloured Site Plan
251906-OSG-XX-XX-DR-A-50-S0-P02 - Plots 01-02 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-60-S0-P02 - Plots 03-04 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-70-S0-P02 - Plots 05-07 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-80-S0-P02 - Plots 08-10 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-90-S0-P02 - Plots 11-13 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-100-S0-P02 - Plots 14-15 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-110-S0-P02 - Plots 16-17 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-120-S0-P02 - Plot 28 - Proposed Plans and Elevations
251906-OSG-XX-XX-DR-A-130-S0-P02 - Plots 26-27 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-140-S0-P01 - Plots 23-25 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-150-S0-P01 - Plots 21-22 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-160-S0-P01 - Plots 18-19 - Proposed Plans & Elevations
251906-OSG-XX-XX-DR-A-170-S0-P01 - Plot 20 - Proposed Plans and Elevations
251906-OSG-XX-XX-RP-A-002-S0-P02- D&A Statement
2607-100 LANDSCAPE MASTERPLAN
2607-200 HARDWORKS
2607-300 SOFTWORKS
2607-800 Landscape Management Plan

If applicable, please state the reasons for any changes to the original drawings

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

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

PE/26/0039

Date (must be pre-application submission)

22/04/2026

Details of the pre-application advice received

The submitted scheme is considered in broad accordance with the outlined consent. The scheme would provide an overprovision of affordable housing which is additionally welcomed. It is noted that amendments are required in order to ensure the design of dwellings is of a high quality and would be informed by the local vernacular. Some further amendments are required to the site plan, primarily to ensure existing boundary treatments are preserved. The scheme should also be reviewed to allow the integration of SuDS, you may wish to seek guidance from WSCC LLFA on this matter. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0039 in your submission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters 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

Keith Owen

Date

31/07/2026