



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0270

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

DESCRIPTION:

Removal of Conditions 2 and 7 of previously approved application DC/24/1927 (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) relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/25/2066	Non Material Amendment to previously approved application DC/24/1927 (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.) Amendments to the combined cycle parking and bin store.	Application Permitted on 08.01.2026
DC/25/0888	Non material amendment to previously approved application DC/24/1927 (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.) amendments to parking arrangement for plots 109-114 and swap in tenure of plots 129-134 from Share Ownership to Affordable Rent and plots 109-114 from Affordable Rent to Shared Ownership.	Application Permitted on 18.07.2025
DISC/25/0170	Approval of details reserved by condition 3 to approved application DC/24/1927	Application Permitted on 16.07.2025
DISC/25/0180	Application for Approval of Details Reserved by Condition 2 to approved application DC/24/1927	Pending consideration
DISC/25/0205	Application for Approval of Details Reserved by Conditions 4 (materials) and 5 (air source heat pumps) to approved application DC/24/1927	Application Permitted on 14.10.2025
DC/24/1927	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.	Application Permitted on 09.05.2025

DESCRIPTION OF THE SITE

The application site relates to RM Areas 5 & 6 located to the southern section of Phase 1 of the Mowbray Development site. The site is east of the road and houses at Old Holbrook. The northern part of the site adjoins the primary road in place on site. The site is also to the north, west and south of the proposed area for the local centre within Phase 1. This area for the local centre includes the retained Moat House, which is surrounded by various trees. The site also abuts the recently completed East-West Greenspace which cuts across the site. The greenspace includes a public right of way and divides RM Areas 5 & 6 into two parcels. The southern loop road at Phase 1, which forms the main road through RM Areas 5 & 6, has also been constructed. The site was largely open fields with limited trees and vegetation.

The site is part of the wider Land North of Horsham strategic site (now known as the Mowbray Development Site). The strategic site is allocated within the Horsham District Local Plan for development under Policies SD1 – SD9. Under DC/16/1677, outline consent was granted in March 2018 for housing (up to 2,750 dwellings), a business park (up to 46,450sqm), retail, a community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure. Under the outline permission, works have been completed for of a new Bohunt school to the east side of Rusper Road. Works also been completed for the realignment of Rusper Road, the East-West Greenway and internal roads at Phase 1. Works are also well underway for new housing at RM Area 1 (193 units) and RM area 2 (197 units).

At the time of writing construction has commenced on site at RM Areas 5&6.

DESCRIPTION OF THE APPLICATION

Following the formal withdrawal of the Natural England Position Statement on 31st October, the applicant seeks the removal of conditions 2 and 7 which require the scheme to achieve water neutrality and to be undertaken in accordance with onsite water reduction measures.

The proposal therefore forms a s73 amendment to remove Conditions 2 and 7 of permission DC/24/1927. Currently, these conditions require the following:

Condition 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.

Condition 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).

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 – Strategic Policy: Housing Provision
Policy 16 – Strategic Policy: Meeting Local Housing Needs
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD4 – Housing Needs
Policy SD5 – Open Space, Sport and Recreation
Policy SD7 - Design
Policy SD9 - Transport Infrastructure
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 – Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Other Relevant Guidance:

- HDC Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
- WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)
- HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)

RELEVANT NEIGHBOURHOOD PLAN:

The Mowbray Development Site falls within the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation. The Rusper Parish Neighbourhood Plan has been made (November 2020) and the relevant policies are as follows:

- Policy RUS1: Spatial Plan
- Policy RUS3: Design
- Policy RUS4: Local Heritage Assets
- Policy RUS5: Green Infrastructure and Biodiversity
- Policy RUS6: Walking, Cycling and Equestrian Routes
- Policy RUS10: Dark Skies
- Policy RUS11: Promoting Sustainable Transport

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

None Received.

EXTERNAL

None Received.

CONSULTATIONS

PUBLIC CONSULTATIONS

Representations:

None received

Parish Comments:

North Horsham Parish Council: No Objection.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The National Planning Policy Framework 2024 and relevant Planning Practice Guidance (updated) states within the Flexible Options for Planning Permissions (March 2014), that an application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.

The main matters for consideration arising from this application under section 73 of the Town and Country Planning Act, changes the schemes water consumption and the potential adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. No physical works are proposed, and no amendments are sought to any other plans or conditions previously imposed in respect of DC/24/1927.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not

have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10th November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 1st November 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Notwithstanding this, it is considered appropriate to limit the water usage of each dwelling to no more than 110 litres per person per day to ensure continued accordance with HDPF Policy 37. This can be secured by way of suitably worded planning condition.

Conclusions:

As set out above, consent is sought under Section 73 of the Town and Country Planning Act to remove conditions 2, and 7 of the previously approved application DC/24/1927 in their entirety, as the requirements of Water Neutrality are no longer necessary given the formal withdrawal of the Natural England position statement on October 31st 2025.

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

Recommendation: Application Permitted

Conditions:

1. Approved Plans List.
2. N/A
3. **Regulatory Condition:** Works shall be implemented and thereafter carried out at all times strictly in accordance with Arboricultural Method Statement approved under DISC/25/0170. 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 **Regulatory Condition:** All materials used in the construction of the development hereby permitted shall conform to those approved under DISC/25/0205.

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 **Regulatory Condition:** Air source heat pumps shall be installed in accordance with the approved details approved under DISC/25/0205.

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 N/A

- 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).

- 16 **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).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DC/26/0270

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

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, 82-83, 99-10 and 124-125	23124/P127A	28.03.2025
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, 190 195 & 204	23124/P165A	28.03.2025
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	07.05.2025

		5&6_1200 REV D	
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 5_1501 REV C	28.03.2025
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

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 10/04/2026

Authorising Officer sign/initial J Hawkes Date: 13.04.2026