Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0259
Former Novartis Site, Parsonage Road, West Sussex , Horsham, RH12 5AA,

DESCRIPTION:
Approval of details reserved by conditions 7, 18 and 29 to approved application DC/25/0415 (condition 7 wording amended under Non-Material Amendment application DC/26/0876).

RELEVANT PLANNING HISTORY:

DC/25/0415	The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.	Application Permitted on 16.01.2026
DC/26/0876	Non Material Amendment to previously approved application DC/25/0415 (The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works): Amendments to highways network and drainage infrastructure.	Application Permitted on 16.07.2026

PLANNING ASSESSMENT
Planning Application DC/25/0415 was granted consent on 16.01.2026. This approval relates to Phase 3 of the Novartis site. Consent is sought to discharge the details reserved by conditions 7 (drainage construction details), 18 (drainage scheme) and 29 (cycle connection). For condition 7, the details relate to the amended wording approved under DC/26/0876.

This conditions application originally included details for condition 5 (Biodiversity CEMP) and condition 8 (Bird Hazard Management Plan). These conditions do not need to be included in this application as they have already been approved under DISC/26/0228. It's therefore been agreed to omit these conditions from this application.

Comments have been received from Wimblehurst Road Residents Group on this submission. However, the group have commented that they are mostly interested in commenting on the details for condition 3 (CEMP), which is not part of this submission.

Condition 7: *Pre-Commencement Condition: Other than works of site survey and investigations, prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, and the principles described within the Flood Risk Assessment and Drainage Strategy (Project No. 17100 Issue C dated 12.09.2025) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.*

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 of the Horsham District Planning Framework.

To comply with the requirements of the condition, extensive drainage details have been submitted, including a Drainage Technical Note, drainage calculations, drawings and a Method Statement. As amended, WSCC Local Lead Flood Authority have commented that they have no objection to the details. Therefore, the requirements of the condition have been satisfied.

Condition 18: *Pre-Occupation Condition: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:*

(a) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect

(b) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

To comply with the requirements of the condition, extensive drainage details have been submitted, including a Drainage Technical Note, drainage calculations, drawings and a Method Statement. As amended, WSCC Local Lead Flood Authority have commented that they have no objection to the details. Therefore, the requirements of the condition have been satisfied.

Condition 29: *Pre-Occupation Condition: No part of the development shall be first occupied until a suitable connection to enable cyclists to leave and enter Parsonage Road into and out of the proposed development eastern pedestrian and cyclists access has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.*

Reason: In the interests of safety and to promote access for cyclists in accordance with paragraph 117 of the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, a 'Condition 29 Discharge Note' has been submitted. The Note outlines details of a cycle connection from Parsonage Road through the site, connecting to Phase 1&2. WSCC Highways have stated that they have no comments to make on the details. The details submitted are considered appropriate and the requirements of the condition have been satisfied.

Recommendation: Application Permitted

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: DISC/26/0259

(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
Plans	Drainage Plans		30.10.2026
Plans	Levels Overview Sheet 1 and 2		10.08.2026
Plans	Levels Overview Sheet 3 and 4		10.08.2026
Plans	Site Plans		10.08.2026
Supporting Docs	Method Statement for Installation of Surface Water Drainage Network		10.08.2026
Supporting Docs	Drainage Maintenance Manual		10.08.2026
Supporting Docs	Condition 29 Discharge Note		10.08.2026
Plans	Adoptable Road Extents		10.08.2026
Plans	Drainage Catchment Plan 4: 5104-P08		10.08.2026
Plans	Designer Response to LLFA Comments		30.10.2026
Supporting Docs	Revised Surface Water Drainage Calculations		30.10.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 23.11.2026

Authorising Officer sign/initial Adrian Smith Date: 23/11/2026