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Application Number: DC/26/0835

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

On behalf of: C/O Natalie C/O Gentry, Macar Homes (Southern Home Counties) Ltd and Stonewater

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

Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access
***Not an Environmental Impact Assessment Application.**

Land North Of The Rise, Partridge Green, West Sussex

to be carried out in accordance with Application No. DC/26/0835 submitted to the Council on 24/06/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 23/09/2026

- 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
Location plan		1031-OA-100	21.05.2026
Block plan		PL-02 REV A	21.05.2026
Site plan	Layout	PL-03 REV G	21.05.2026
Layout plan	Detailed Site, Sheet 1	PL-04 REV A	21.05.2026

Layout plan	Detailed Site, Sheet 2	PL-05 REV A	21.05.2026
Plans	Dwelling Mix	PL-06 REV B	21.05.2026
Plans	Storey Heights	PL-07 REV B	21.05.2026
Plans	Parking	PL-08 REV B	21.05.2026
Plans	Materials	PL-09 REV B	21.05.2026
Elevation & Floor plan	Plots 52-53, 54-55	PL-10 REV B	21.05.2026
Elevation & Floor plan	Plots 30-31-32	PL-11 REV B	21.05.2026
Elevation & Floor plan	Plots 15, 47, 48	PL-12 REV A	21.05.2026
Elevation & Floor plan	Plots 26-27	PL-13 REV B	21.05.2026
Elevation & Floor plan	Plots 8-9-10, 49-50-51	PL-14 REV B	21.05.2026
Elevation & Floor plan	Plots 4-5, 39-40, 45-46	PL-15 REV B	21.05.2026
Elevation & Floor plan	Plots 22-23, 28-29, 37-38, 41-42	PL-16 REV B	21.05.2026
Elevation & Floor plan	Plots 2-3, 11-12, 16-17, 35-36, 33-34, 43-44	PL-17 REV B	21.05.2026
Elevation & Floor plan	Plots 20-21	PL-18 REV B	21.05.2026
Elevation & Floor plan	Plots 6-7, 13-14	PL-19 REV B	21.05.2026
Elevation & Floor plan	Plots 1, 18, 24, 25	PL-20 REV B	21.05.2026
Elevation & Floor plan	Plot 19	PL-21	21.05.2026
Plans	Street Scenes Sheet 1	PL-22 REV A	21.05.2026
Plans	Street Scenes Sheet 2	PL-23 REV A	21.05.2026
Elevation & Floor plan	Substation, Bin Store and Cycle Stores	PL-24	21.05.2026
Plans	Tenure	PL-30	21.05.2026
Plans	Landscape masterplan	763-100 REV H	10.09.2026
Plans	Landscape Surfacing Strategy	763-300 REV C	10.09.2026
Plans	Landscape Planting Strategy	763-400 REV C	10.09.2026
Supporting Statement	Biodiversity Enhancement Strategy	02	21.05.2026
Supporting Statement	Badger Survey and Mitigation Plan	NONE	21.05.2026
Supporting Statement	Great Crested Newt Mitigation Method	01	21.05.2026
Supporting Statement	Badger Survey and Mitigation Plan	NONE REV 01	21.05.2026

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

- 2 **Pre-Commencement Condition:** No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** Prior to the commencement of development above floor slab level, full details of the proposed Air Source Heat Pumps (ASHP), including their position on each building shall be submitted to and approved in writing by the Local Planning Authority. The ASHP shall thereafter be installed in accordance with the approved plans.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the all buildings has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes 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 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Notwithstanding the submitted details, prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

- a) Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species
- b) Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- c) Details of all boundary treatments such as walls, fencing and railings, including location, type, heights and materials
- d) Details of minor artefacts and structures such as street furniture, play equipment and signage, including location, size, colour and specification
- e) Details of existing and proposed levels for all external earthworks associated with the landscape proposals, such as SuDS, play areas, retaining walls, banking etc, including cross sections where necessary
- f) Details of all external lighting

The approved hard landscaping, including boundary treatments, shall be implemented in accordance with the approved details and shall be retained and maintained as such thereafter.

The approved soft landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or

uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling, or dedicated refuse building in the case of the flat blocks, as shown on the Detailed Layout Plans (PL-04 and PL05). The facilities shall thereafter be retained for use at all times.

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

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number [PL-04, PL05 and PL-24]. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan PL03 and PL04. The parking, turning and access facilities 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).

- 10 **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 gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the character and visual amenities of the locality and/or highway safety and in the interests of the landscape and character of the surroundings and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015)

Note to Applicant

The applicant is advised that the Ecological Details that have been submitted as part of this application are sufficient to the discharge conditions 7, 8 and 9 of the outline planning permission DC/22/0301.

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>.