



Mr Michael Rees
LRM Planning
22 Cathedral Road
Cardiff
CF11 9LJ

Application Number: DC/26/0975

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

On behalf of: Mr Colin Rayner WT Lamb Holdings Lrtd

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings comprising 10 no. units into one single building of 10 no. units (the full plans element of the permission).

Broomers Hill Park Broomers Hill Lane Codmore Hill West Sussex

to be carried out in accordance with Application No. DC/26/0975 submitted to the Council on 26/06/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 24/09/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below as they relate to Part A and B respectively.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location Plan	Location Plan	2000 REV B	16.06.2026
Site Plan	Proposed Site Plan	2100 REV B	16.06.2026
Plans	Proposed Plans and Elevations Units 1-10	3200	16.06.2026
Plans	Illustrative Perspective Renders	3300 REV A	16.06.2026
Plans	Plans And Elevations, Cycle Storage	3600	16.06.2026
Plans	Trees And Services	L90-305 REV A	16.06.2026
Plans	Proposed External Lighting	L90-306 REV C	16.06.2026
Plans	10m Hg Rigid Vehicle Swept Path Analysis	25048-SPA03 REV B	16.06.2026
Plans	Hard and Soft Landscape Proposals	1810-L90-200 Rev E	20.08.2026
Plans	Top Soil Depths	1810-L90-301 Rev B	20.08.2026
Plans	Tree Pit Details 1 of 3	1810-L90-302 Rev A	20.08.2026
Plans	Tree Pit Details 2 of 3	1810-L90-303 Rev A	20.08.2026
Plans	Tree Pit Details 3 of 3	1810-L90-304 Rev A	20.08.2026
Plans	Detailed Planting Plan	1810-L90-300 Rev B	03.09.2026
Plans	Proposed Surface Water Drainage Layout	4528 – 502 Rev D	20.08.2026
Location Plan	Location Plan	0001 Rev P4	05.06.2013
Site Plan	Site Plan	0002 Rev P8	09.08.2013
Plans	Proposed Floor and Elevations	0200 Rev P3	05.06.2013
Plans	Proposed Floor and Elevations	0300 Rev P3	02.08.2013
Plans	Street Scene Plan	0500 Rev P3	09.08.2013
Design and Access Statement	Design and Access Statement	Rev E	09.08.2013
Supporting Docs	Transport Statement	JRT/1932	05.06.2013
Supporting Docs	Transport Statement Appendices	JRT/1932	05.06.2013
Supporting Docs	Landscape Strategy Plan	CSA/2250/100 Rev B	15.08.2013
Supporting Docs	Articulated HGV Plan	NONE	09.08.2013
Supporting Docs	Large Vehicle Strategy	cb70	09.08.2013

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

Outline Permission (Area A)

- 2 The development hereby permitted shall be carried out in accordance with the Materials Schedule dated July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: 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) and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the premises hereby permitted shall be used for B8 and Class E(g) and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate as other uses

on this safeguarded employment site would be contrary to Policies 7 and 9 of the Horsham District Planning Framework (2015) and Policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

- 4 The landscaping of development identified as Part A on the drawings hereby permitted, including hard and soft landscaping and the management and maintenance of landscaping, shall be carried out in accordance with the Landscape Management Plan Rev A, drawing ref: CSA/2250/110 Tree Pit Details, drawing ref: CSA/2250/107 Soft and hard landscape proposals and drawing ref: CSA/2250/109 Rev A Topsoil Depths to Soft Landscape and Pla as approved under DC/16/2006 dated 21st December 2016.

The approved 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 in the interests of amenity and to protect roots of important trees and hedgerows on the site in accordance with Policies 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 5 The [hard standing/roadways on the site in question in relation to Root Protection Areas] shall be constructed entirely above ambient ground levels using the 'no dig' technique in full accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

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) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 6 No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and as these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025) and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 7 The premises shall not be open for trade or business except between the hours of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and not at any time on Sundays, Bank or public holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 No deliveries, loading and unloading shall take place outside of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and no deliveries, loading or unloading shall be undertaken on Sundays or public holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 Within 12 months from the date of this permission a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

- 11 The development hereby permitted shall be carried out in accordance with the Travel Plan A098547 dated July 2016 as approved under DC/16/2006 dated 21st December 2016.

Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

- 12 No produce, crates, packing materials or waste shall be stacked or stored on the site except within the buildings, without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of and to safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 The development hereby permitted shall be carried out in accordance with the drawing ref: 600 Cycle Storage plan dated 8th July 2016 as approved under DC/16/2006 dated 21st December 2016.

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) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 14 No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policy 38 of the Horsham District Planning Framework (2015).

- 15 N/A

- 16 The finished floor levels of the development hereby permitted shall be carried out in accordance with drawing ref: 1210 Proposed Site Plan dated 20th July 2016 as approved under DC/16/2006 dated 21st December 2016.
- Reason: To control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).
- 17 No part of the development on the approved plan shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
- Reason: To ensure a satisfactory development in the interests of amenity in accordance with policies 33 and 41 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).
- 18 The development hereby permitted shall be carried out in accordance with the BREEAM UK New Construction 2014 Pre-assessment report dated 18th July 2016 as approved under DC/16/2006 dated 21st December 2016.
- Reason: In the interests of sustainability and in accordance with Policy 37 of the Horsham District Planning Framework (2015).
- Full Permission (Area B)**
- 19 N/A
- 20 The development hereby permitted shall be carried out in accordance with the approved Materials Schedule dated 14th May 2026.
- Reason: 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) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).
- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the premises hereby permitted shall be used for B8 and Class E(g) and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.
- Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate as other uses on this safeguarded employment site would be contrary to Policies 7 and 9 of the Horsham District Planning Framework (2015) and Policy 7 of the Pulborough Parish Neighbourhood Plan (2025).
- 22 The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved Hard and Soft Landscape Proposals 1810-L90-200 Rev E, Detailed Planting Plan 1810-L90-300 Rev B, Top Soil Depths 1810-L90-301 Rev B, Tree Pit Details 1 of 3 1810-L90-302 Rev A, Tree Pit Details 2 of 3 1810-L90-303 Rev A, Tree Pit Details 3 of 3 1810-L90-304 Rev A, Trees and Services L90-305 Rev A, and Proposed External Lighting L90-306 Rev C. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

The approved 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 in the interests of amenity and to protect roots of important trees and hedgerows on the site in accordance with Policies 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 23 The landscaping of development hereby permitted shall be managed and maintained in accordance with the approved Landscape Management Plan Rev C.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 24 The development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 - 502 Rev D Proposed Surface Water Drainage Layout and the Arboricultural Implications Report (SJA air 25568-01b).

Reason: To protect roots of important trees and hedgerows on the site in accordance with policies 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 25 The hard standing/roadways on the site in question in relation to Tree Root Protection Areas shall be constructed entirely above ambient ground levels using the 'no dig' technique in full accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

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) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 26 No external lighting or floodlighting shall be installed other than that shown on the approved plans (drawing ref: L90-306 Rev C Proposed External Lighting and 1810 External Lighting Products and Specification). All such lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and as these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025) and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 27 The premises shall not be open for trade or business except between the hours of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and not at any time on Sundays, Bank or public holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 28 No deliveries, loading and unloading shall take place outside of 0730 hours and 1800 hours Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays and no deliveries, loading or unloading shall be undertaken on Sundays or public holidays.
- Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 29 No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays
- Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 30 The development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 - 502 Rev D Proposed Surface Water Drainage Layout and Flood Risk Drainage Strategy.
- Reason: To ensure that the development is properly drained in accordance with Policy 38 of the Horsham District Planning Framework (2015).
- 31 The development hereby permitted shall be carried out in accordance with the approved Travel Plan Statement Issue 3 dated 3rd June 2026.
- Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).
- 32 No produce, crates, packing materials or waste shall be stacked or stored on the site except within the buildings, without the prior approval in writing of the Local Planning Authority.
- Reason: In the interest of and to safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 33 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or Orders amending or revoking and re-enacting the same, the buildings shall not be extended or altered in any way, unless permission is granted by the Local Planning Authority on application in that behalf.
- Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).
- 34 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with the approved Construction Management Plan Rev E and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.
- Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).
- 35 No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the

approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policy 38 of the Horsham District Planning Framework (2015).

- 36 The development hereby permitted shall be carried out in accordance with the approved drawing ref: 1749_3600 Cycle Store Plans and Elevations.

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) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 37 N/A

- 38 N/A

- 39 The finished floor levels of the development hereby permitted shall be carried out in accordance with the approved drawing ref: 4528 - 502 Rev D Proposed Surface Water Drainage Layout.

Reason: To control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 40 No part of the development on the approved plan shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with policies 33 and 41 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 41 The development hereby permitted shall be carried out in accordance with the approved Travel Plan Statement Issue 3 dated 3rd June 2026.

Reason: To secure access by alternative means other than the car to the site in accordance Policy 40 of the Horsham District Planning Framework (2015) and policies 7 and 15 of the Pulborough Parish Neighbourhood Plan (2025).

- 42 The development hereby permitted shall be carried out in accordance with the approved Construction Management Plan Rev E.

Reason: In the interests of highway safety and the amenities of the area in accordance with 33 of the Horsham District Planning Framework (2015).

- 43 The development hereby permitted shall be carried out in accordance with the approved Sustainability Statement (SOL_26_S117_PSL Rev 1) and Energy Statement (SOL_26_S117_PSL Rev 1).

Reason: In the interests of sustainability and in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 44 A) The use hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the acoustic impact arising from the operation of all

internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is no greater than 5 dBA less than background.

B) The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out by a suitably qualified acoustic consultant including suitable measurements and calculation to confirm compliance with the approved noise criteria which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: In the interest and to safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 45 The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Ecological Impact Assessment (18_1396_Reportx05_MF_CR) dated 18th February 2021.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and policy 7 of the Pulborough Parish Neighbourhood Plan (2025).

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>.