

10 April 2026

Ms Nicola Pettifer
Development Management
Horsham District Council
Parkside
Chart Way
Horsham, RH12 1RL

RH/Let/P2335

Dear Ms Pettifer,

Section 73A Variation of Condition Application relating to Condition 1 pursuant to DC/23/2144 (*Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19).*

Plots 5 and 6 at Angell Sand Pit, Washington Road, Storrington, West Sussex.

We write on behalf of **John and Tracey Dunham (Plot 5)** and **Nick and Sally Kayworth (Plot 6)** in relation to a Section 73A application in respect of Plots 5 and 6 at Angel Sand Pit, Washington Road, Storrington.

This application seeks permission for minor material amendments to the approved development under DC/23/2144 (which varied DC/21/0057), relating specifically to the design, scale, massing and associated details of Plots 5 and 6. DC/23/2144 was granted permission on 14 August 2024.

Since the approval of DC/23/2144, Plots 5 and 6 have been sold to two separate self-builders, each of whom wishes to obtain planning permission for their own bespoke designs for their individual plots. This submission follows pre-application engagement with the Local Planning Authority under reference PE/25/0303 (refer to Appendix A for the pre-application response).

As confirmed within the pre-application response, the LPA have confirmed that a Section 73A route would be appropriate to consider the proposed amendments. Given that the principle of residential development on Plots 5 and 6 has been firmly established and the amendments relate to design evolution, scale and associated technical details, we agree that this mechanism is suitable.

This application therefore seeks to vary the relevant approved plans condition (Condition 1) to substitute the approved drawings for the revised drawings accompanying this submission, relating entirely to Plots 5 and 6 only. For the avoidance of doubt, Plots 1-4 have also all been sold separately and work is well underway in constructing these dwellings.

The pre-application response also provided commentary in relation to areas which would benefit from some refinement or clarification. The proposals have been carefully reviewed and amended in response to that advice, as set out within this Letter.

It should be noted that there is another S73A application (reference DC/26/0219) and associated Deed of Variation application (reference S106/26/0005) with Horsham District Council pertaining to the wider site, to vary conditions attached to the planning permission granted under reference DC/23/2144, to extinguish the existing Section 106 Agreement insofar as it only relates to water neutrality. The application has been submitted following Natural England's formal withdrawal of their 2021 Position Statement on Water Neutrality since the application was approved in 2024. The Position Statement was withdrawn by letter on 31 October 2025 and the applications therefore seek to extinguish the previous requirement.

As a result of the S73A application (reference DC/26/0219) and associated Deed of Variation application (reference S106/26/0005) which are currently in the system, we request that this S73A application relating to Plots 5 and 6 is determined following approval of DC/26/0219 and S106/26/0005. This was discussed with the LPA during the pre-application discussions and we would be happy to discuss further if required.

Proposed Changes

The submitted drawings include overlays of the approved elevations against the proposed elevations and floorplans, allowing the differences between the approved and proposed schemes to be clearly identified. In similar vein to the LPAs pre-application response, we have sought to summarise the changes below:

Plot 5

- Layout - Squared off footprint to the north side, new double height front hall-way, increased floorspace with layout re-organised and new mezzanine within roof-space, and a double-height void over living space. Following the pre-application meeting, the client has revised the internal layout to provide 2-bedrooms and a study at ground floor to allow space to work from home.
- Materials - Portland stone render and charred cladding, with Horsham stone to the front porch, south and east-facing elevations, natural slate roof tiles – same as the approved materials on Plots 1-3. Double-height glazing to south-facing flank gable elevation serving a void at first floor.

- Massing – overall marginal increased ridge height to accommodate new mezzanine floor, but overall proposal shows the development set further into the ground levels. Split level element removed, so that entire ground floor appears comparable to the originally approved 'lower ground level'.
- Reinstated garage following discussions with the LPA as part of the pre-application meeting.

Plot 6

- Layout - Squared off footprint along north side, new double-height front hall-way, increased floorspace with 3 of the 4 bedrooms within a new first-floor (4-beds overall), width of building increases by approximately 3m to the south.
- Materials - Portland stone render with Horsham stone, natural slate roof tiles – same as the approved materials on Plots 1-3 and proposed for Plot 5. Double-height glazing to front elevation. Extended roofline to rear of dwelling as requested in pre-application discussions.
- Massing – overall increased ridge height noted to accommodate new first floor, but overall proposal shows the development set further into the ground levels, so that only a marginal increase in ridge level is evident. Split level element removed to create a level floor.
- Retained integral garage and forecourt parking.

Response to Pre-Application Advice

The application has been prepared to directly address the matters raised in the Council's written response which can be seen at Appendix A.

Sections, Ground Levels and Ridge Heights

As requested, the submission includes:

- Proposed site sections;
- Cross-sections through the wider site referencing adjacent plots and neighbouring properties;
- Comparison drawings clearly identifying differences between the approved and proposed schemes;
- Confirmation of approved and proposed ridge heights.

As advised at pre-application stage, the marginal increases to the ridge heights arise from design evolution and internal configuration, with both dwellings set further into the ground to reduce overall visual prominence. The submitted sections demonstrate that the perceived scale remains comparable to the approved scheme when viewed within the sloping site context.

The accompanying Slope Stability Assessment prepared by GCC confirms that both Plots 5 and 6 will remain stable as a result of setting the plots further into the ground.

In conclusion, the revised ground levels and ridge heights are considered to be entirely acceptable.

Design Refinement – Roofline Amendments (Plot 6)

In direct response to officer comments (criterion a), the roofline to Plot 6 has been revised and extended in order to lower the apparent eaves line and reduce visual height, particularly to the rear. This refinement softens the massing and improves integration with the approved development.

Minor refinements have also been made to Plot 5 to ensure proportional balance and alignment with the wider site character.

Materials and Cohesive Site Design

The submission includes a comprehensive materials schedule on the Proposed Elevation drawings and which reference the materials approved for Plots 1–3. In this respect, the use of Natural Slate Tiled Roof, Charred Vertical Timber Cladding, Portland Stone Monocouche Render and Horsham Stone Wall is considered to be entirely acceptable and will maintain the contemporary architectural language established across the site which providing cohesion.

In addition to the above and in response to the pre-application advice, a drawing setting out the appropriate detailing at material junctions and corners has been provided for Plot 6. We trust that this is acceptable.

Landscaping, Screening and Relationship with No. 3 Angell Sands

In response to concerns regarding proximity between Plot 6 and No. 3 Angell Sands, the application includes landscaping details to illustrate the additional planting and boundary screening to be provided to protect the amenity of No. 3.

The proposed planting and boundary fencing / treatment, coupled with the extensive separation distance (approximately 40m) results in an acceptable relationship between the proposed amendments at Plot 6 and the existing dwelling at No. 3 Angell Sands. These measures mitigate any perceived impact arising from the adjusted footprint and ensure that privacy and amenity are maintained. The landscape strategy has been coordinated with the previously approved scheme under DISC/25/0386 to ensure compatibility and deliverability.

Ground Levels, Stability and Contamination

Given the revised finished floor levels and the increased excavation into the site, the application is supported by a detailed Slope Stability Assessment prepared by GCC for each Plot.

As set out in detail in the accompanying Reports, stability analyses confirming that Plots 5 and 6 will remain structurally stable as a result of the amends.

The technical reports confirm that the development can be safely implemented without adverse impact on land stability, adjoining land, or the wider site.

Parking Provision

The parking arrangements have been reviewed following discussions at the pre-application meeting, to ensure compliance with the adopted WSCC Highways Parking Standards.

It is confirmed that both Plots 5 and 6 comply with the parking standards and adequate space is provided in the form of garages and hard standing to accommodate the necessary parking provision. This is illustrated on the proposed plans.

Furthermore, the driveway gradients have been reviewed and are confirmed to be acceptable and in accordance with building control standards. We trust therefore that the proposed changes to the parking areas are acceptable.

Planning Balance

The principle of six dwellings on the site is established and being implemented. The proposed amendments relate solely to Plots 5 and 6 and represent bespoke design evolution following sale to self-build purchasers.

In summary, the revisions:

- Remain broadly consistent with the contemporary design ethos of the approved scheme;
- Maintain comparable ridge heights and visual presence;
- Provide enhanced architectural articulation and high-quality materials;
- Address officer concerns raised at pre-application stage;
- Are supported by robust technical evidence in respect of land stability and levels.

The proposals therefore accord with the development plan policies relating to design quality, residential amenity, heritage considerations and land stability, and do not alter the fundamental character or planning merits of the wider approved development.

Conclusion

This Section 73A application has been prepared in close regard to the Council's pre-application advice (PE/25/0303), and the scheme has been refined accordingly.

We respectfully request that the Council approve the variation of condition 1 pursuant to DC/23/2144 to allow the substitution of the revised drawings for Plots 5 and 6 to allow the Applicants to obtain planning permission for their own bespoke designs for their individual plots.

Should the Planning Officer require any clarification or wish to discuss the application further, we would be pleased to assist.

We look forward to hearing from you. If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director

Encs.

Appendix A – Pre-Application Response Reference PE/25/0303



**Horsham
District
Council**

Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

Our ref: PE/25/0303
Your ref:
Officer: Nicola Pettifer
Email: Nicola.Pettifer@horsham.gov.uk
Tel: 01403 215238
Date: 23rd March 2026

Dear Sir/Madam,

Location: Plots 5 and 6 Angel Sand Pit Washington Road Storrington

Details: Pre-Application Advice Request relating to Plots 5 and 6 at Angell Sand Pit Washington Road Storrington West Sussex, following planning consent under reference DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19).

Your enquiry has been considered and I can advise as follows:

The respective layouts of Plots 5 and 6 broadly accord with the original layout approved under DC/21/0057, where Plots 5 and 6 were envisaged as single-storey, split level dwellings (on account of the ground levels). Plot 5 was approved as a 3 dwelling, and Plot 6 was a 2-bed (with study), each with integral single garages. Indicative materials for Plots 5 and 6 were originally envisaged to be dark brown / red roof tiles with a smoked / grey facing brick with red feature blend (under DC/21/0057). Plots 5 and 6 formed the eastern part of the contemporary design-orientated small development site at Angel Sand Pit, where the material palette and streamline design features cohesively tied all 6 dwellings together across a sloping backland site, which is visible in views from the elevated South Downs to the south.

Materials for the whole site were originally approved under DISC/23/0092. Since the original permission was granted, changes have been consented to Plots 1, 2 and 3 to vary the design and massing of the dwellings (under DC/23/2144). External materials and finishes were subsequently approved under DISC/25/0031 for Plots 1,2 and 3, which remain consistent with the original design aesthetic, featuring a mix of render, timber vertical weather-boarding, charred timber boarding, stone cladding, with flat membrane roofing, slate and standing seam gabled roofs, and streamlined architectural features.

A Non-Material amendment to Plot 4 has also been approved under DC/25/1372, with the changes broadly retaining the consented external elevations, although resulting in the removal of the feature chimney stacks.

The proposals subject to the pre-application enquiry involves changes to the design, layout and elevations of Plots 5 and 6, following these plots now becoming 'self-build'.

In the context of the wider site, I find the changes to be broadly in line with the overall design aesthetic which was established for this site under the original permission, but noting the changes approved to Plots 1, 2 and 3 since. In reviewing the proposed revisions, including the revised plans received on Friday 13th March, I have noted the following:

Plot 5:

- Layout - Squared off footprint to the north side, and loss of integral garage, new double-height front hall-way, increased floorspace with layout re-organised and new mezzanine within roof-space, and a double-height void over living space (3-beds at ground floor with mezzanine unspecified in its use)
- Materials - Portland stone render and charred cladding, with Horsham stone to the front porch, south and east-facing elevations, natural slate roof tiles. Large double-height glazing to south-facing flank gable elevation
- Massing – overall increased ridge height noted to accommodate new mezzanine floor, but overall proposal shows the development set further into the ground levels, so that only a marginal increase in ridge level is evident. Split level element removed, so that entire ground floor appears comparable to the originally approved 'lower ground level'. Prominence of building perceived to be larger on account of the raised eaves which accommodate the first-floor, and the front and rear windows / roof-lights
- No garage, all parking to be by way of surface, tandem arrangement along north-side of the dwelling

Plot 6:

- Layout - Squared off footprint along north side, new double-height front hall-way, increased floorspace with 3 of the 4 bedrooms within a new first-floor (4-beds overall), width of building increases by around 3m (closer to No.3 Angel Sands).
- Materials - Portland stone render and Horsham stone walls, natural 'Spanish' slate roof tiles
- Massing – overall increased ridge height noted to accommodate new first floor, but overall proposal shows the development set further into the ground levels, so that only a marginal increase in ridge level is evident. Split level element removed, so that entire ground floor appears comparable to the originally approved 'lower ground level'. Prominence of building perceived to be larger on account of the raised eaves which accommodate the first-floor, and the front and rear windows / roof-lights
- Retained single garage and forecourt parking

Within the context of the wider site, I do not consider that the principle of changes being introduced to Plots 5 and 6 would be resisted, and furthermore, that a s73 (material minor amendment) route would be the most appropriate process, allowing for appropriate re-consultations. As part of any submission, I would strongly encourage details in relation to sections and ground levels (existing and proposed, internal and external), with references included to the wider development site and adjacent properties. The inclusion of comparison documents will help to assess the proposed amendments to Plots 5 and 6 over and above the consented development, with reference given to the consented ridge heights for Plot 5 (77.05) and Plot 6 (77.62). The revised plans now indicated these ridge heights as 77.345 (Plot 5) and 77.812 (Plot 6), which are comparable to the expectations set out under the original application. These details should be included as part of any submission pack.

Reference, within any submission, to the approved materials to Plot 1 through 3 would be helpful to enable assessment of the development as a cohesive whole, against the consented external materials of the adjacent development.

There are elements of the proposed design which would benefit from some refinement or clarification:

- a) The raised rear eaves line to Plot 6 could perhaps benefit from an extended roofline to lower the eaves and reduce the visual height – similar for Plot 5
- b) The interface / junction between materials and at corners need consideration
- c) Details to be provided of the split windows / roof-lights to the front elevations
- d) Decreased proximity between the flank wall of Plot 6 and No.3 Angell Sands (consideration of screening and landscape elements to mitigate impacts) – bearing in mind proximity of patio and boundary hedge approved under landscape scheme
- e) Ground levels (stepped or sloped) to the front of Plots 5 and 6 given the proposed finished floor levels will be below those of the consented scheme – implications on contamination and remediation, and stability strategies, as well as landscape and ecological mitigations and enhancements
- f) Interaction between the proposed revisions, including access paths, driveways, patios and the approved landscape under DISC/25/0386 (see utilities run alongside of Plot 6) – ensuring the proposed development and patios do not interfere with the delivery of the consented landscape elements.

As part of any proposal, considerations would need to be had to the increased scale and massing, or changes to the orientation and land levels. Further considerations would be extended to the loss of the integral garage to Plot 5 and ensuring the requisite quantum of on-plot parking can be provided, commensurate with what will be a 3-bed dwelling (2.2 spaces). The revised details show a tandem arrangement for two vehicles. The increased accommodation in Plot 6 will also need to show accordance with the parking levels expected for a 4-bed dwelling (2.7 spaces), noting that garages only count towards 0.5 of a space.

As this s73 would affect two of the 6 plots within this wider development site, any eventual submission should bear in mind elements which have already been consented and which are fixed (by way of permissions or discharged conditions), whether conditions need to be amended to refer to revised plans or details, and where further details may be required by way of new planning conditions. I would suggest that where details are known, such as materials, levels, landscape, utilities, boundaries, these are included within the s73 application pack for consideration. This approach might negate the need for further details being sought under separate and new planning conditions.

I would encourage you to review the original consent under DC/21/0057, the varied permission under DC/23/2144, as well as the following discharged planning conditions:

DISC/23/0091 – Condition 9 of DC/21/0057 (*Reptile Mitigation*)

DISC/23/0092 - Conditions 11 and 14 of DC/21/0057 (*Drainage, and External Materials*)

DISC/24/0209 – Conditions 6, 12, 13 and 36 of DC/23/2144 (*Ground Levels, Contamination Remediation, and Ground Instability*)

DISC/25/0031 – Conditions 14 and 18 of DC/23/2144 (*Materials for plots 1,2 ad 3, and biodiversity Lighting Scheme*)

DISC/25/0386 – Condition 16 of DC/23/2144 (*Hard and Soft Landscape*)

I can confirm that water neutrality is no longer relevant to applications, and I note that we are currently considering an application to remove the on-site water neutrality measures (DC/26/0219), as well as a Deed of Discharge in relation to the off-site measures secured under a s106 agreement (s106/26/0005).

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/25/0303 in your submission.

Yours faithfully

Nicola Pettifer
Senior Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.