Horsham District Council

Anna Woodward
DWD Property and Planning
69 Carter Lane
London
EC4V 5EQ

Land at Cobwood Burnthouse Lane Cowfold West Sussex
Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

Your application DC/23/2172 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Anna Woodward
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London
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Application Number: DC/23/2172

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

On behalf of: Mr Matt Lomax Low Carbon Solar Park 31 Limited

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:

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

Land at Cobwood Burnthouse Lane Cowfold West Sussex

to be carried out in accordance with Application No. DC/23/2172 submitted to the Council on 29/11/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 21/05/2024

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
Details plan	Drainage	L517/04 Rev A	07.03.2024
Details plan	Vehicle Tracking	NONE	29.11.2023
Section plan	Access	SD-06.2 REV 02	29.11.2023
Details plan		SD-04.1 REV 02	29.11.2023
Elevation plan		SD-39.4 REV 01	29.11.2023
Location plan		SP-01 REV 11	29.11.2023
Layout plan	Indicative site layout	PLE-02 REV 17	07.05.2024
Elevation plan		SD-08 REV 02	29.11.2023

Layout plan	Landscape and Ecology	edp7947_d006e	29.11.2023
Details plan		SD-32 REV 04	29.11.2023
Elevation plan		SD-01 REV 02	29.11.2023
Floor plan		SD-14 REV 01	29.11.2023
Elevation plan		SD-44 REV 01	29.11.2023
Floor plan		SD-15 REV 01	29.11.2023
Layout plan	Zone plan	DZ-02 REV 11	25.04.2024
Section plan		SD-09.1 REV 01	29.11.2023
Layout plan	Arboricultural Impact	THL-1180-2	29.11.2023

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

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Temporary Permission**: The use of the land hereby permitted for generating electricity shall be discontinued on or before 40 years from the first operational use of the solar photovoltaic panels, in accordance with a scheme of works to be submitted to and approved, in writing, by the Local Planning Authority at least 3 months before the expiry of this permission. The scheme of works shall include:

- Method statement for decommissioning and dismantling all equipment on site;
- Details of any items to be retained on site;
- Method statement for restoring the land to agriculture;
- Timescales for decommissioning removal and reinstatement of the land;
- Method Statement for the appropriate disposal / recycling of redundant equipment / structures;
- Provision for the review of the scheme as necessary.

The scheme of works shall be implemented in accordance with the agreed details and the land restored to its former use within 3 months of the written approval of the scheme of works.

Reason: The Local Planning Authority would not normally grant permission for such a use of land in this location, but it is considered reasonable to allow the development for a limited period in accordance with Policies 25, 30 and 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: Notwithstanding the submitted outline CEMP: Biodiversity, prior to commencement of development a detailed construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall take account of the revised layout plan [LCS049 PLE-02 Rev 16] and include the following;

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve 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).

5 **Pre-Commencement Condition**: The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
i. Details of site management contact details and responsibilities;
ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
a. location of site compound,
b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
c. site offices (including location, height, size and appearance),
d. location of site access points for construction vehicles,
e. location of on-site parking,
f. locations and details for the provision of wheel washing facilities and dust suppression facilities
iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All development shall be carried out in full accordance with the approved CEMP.

Reason: In the interests of amenity and road safety and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until a Habitat Management and Monitoring Plan (HMMP) has been submitted to be submitted to and approved in writing by the local planning authority, for a period of 30 years to deliver the required enhancement and habitats. The works shall be implemented and maintained in accordance with the approved HMMP for the designated period.

Reason: To deliver Biodiversity Net Gain enhancements across the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and Policy 31 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement Condition**: No development shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition**: 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, FRA (07/03/24) and Response to LLFA comments dated February 2024 and Drawing Preliminary Drainage Strategy by PFA Consulting, rev A, dated 07/03.24 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 Authority.

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

9 **Pre-Commencement Condition**: Prior to the commencement of development the Transport Strategy associated with the development shall be submitted to West Sussex Fire and Rescue Service, along with a Risk Reduction Strategy and Emergency Response Plan, covering the construction, operational and decommissioning phases of the project.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement Condition**: No development within each parcel (as shown LCS049 PLE-02 Rev 17) shall commence, including ground clearance, or bringing equipment, machinery, or materials onto the site, until the tree protection fencing for that parcel has been erected in the position as indicated in DWG Ref: THL-11805 attached to Tree Heritage Arboricultural Report issued 11/03/2024. The tree protection fencing shall be retained throughout all relevant development works. Once in place, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on-site, so the Arboricultural Officer can supervise that the condition attached to planning permission is fully complied with.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Commencement Condition**: Notwithstanding previously submitted information, no development shall commence, including ground clearance, or bringing equipment, machinery, or materials onto the site, until an Arboricultural Impact Assessment and Methods Statement has been provided setting out the setting out in detail the way the works will be completed for the section of cable going through hedgerow H15, and the sections going through tree groups G5 and G27. The works shall thereafter be carried out in accordance with the approved details. Once the Arboricultural Impact Assessment and Methods Statement has been provided and agreed the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, on the day of the works, so the Arboricultural Officer can supervise that the works to ensure that they are completed in accordance with the Arboricultural Impact Assessment and Methods Statement.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important hedges and protected trees on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Pre-Commencement (Ground Level) Condition**: No development above ground 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 DNO substations, inverters and customer switch gear units, along with specification details on the solar panels to be used, have been submitted to and approved by the Local Planning Authority in writing and all materials 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 development of visual quality in accordance with Policy 33 of the Horsham District Planning Framework

13 **Pre-Commencement (Ground Level) Condition**: Notwithstanding the revised layout details shown on layout plan [LCS049 PLE-02 Rev 17], prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, the following details shall be submitted to and approved in writing by the Local Planning Authority:
i. Detailed site plan showing final positions of panels and perimeter fencing to each parcel/zone, locations of DNO substations, inverters and customer switch gear units.
ii. Elevational details showing the heights of the panels in parcels/zones 7,10 and 11 shall include reference to associated datum points of public highways.
iii. details of the anti-glare tint and its durability and maintenance for the lifetime of the development.
The works shall be implemented and maintained in accordance with the approved details.

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 development of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation / Use Condition**: The development hereby approved shall not be brought into first use 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) a timetable for its implementation,
b) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
c) 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

15 **Pre-Occupation / Use Condition**: Upon completion of the surface water drainage system, including any SuDS features, and prior to the approved development being brought into first use; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved

pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

16 **Pre-Occupation / Use Condition**: The development hereby approved shall not be brought into first use until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Logika Consultants, November 2023) has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details all features shall be retained in that manner thereafter.

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 31 of the Horsham District Planning Framework (2015).

17 **Pre-Occupation / Use Condition**: Prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, full details of all hard and soft landscaping works relevant to that parcel/zone shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the installation of the solar panels within that parcel/zone. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, 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).

18 **Regulatory Condition**: The installation of all fixed mechanical equipment and building services plant hereby approved shall be undertaken in accordance with the submitted plans and specifications as detailed in the Tetra Tech Noise Assessment report, dated 14th November 2023, reference 784-B043627. The cumulative noise rating level from all plant machinery and equipment shall not exceed 5dB above background at all noise sensitive receptors as assessed in accordance with BS4142:2014.

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

19 **Pre-Occupation / Use Condition**: Within 6 weeks of the date of installation of any equipment and plant, a noise assessment in accordance with BS4142:2014 shall be carried out to confirm the noise target has been met for both day and night time operation. Any additional steps required to mitigate the noise impact shall be identified and implemented within 3 months of operation commencing. The post installation noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

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

20 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the BNG Metric 4.00 v4, Baseline Habitat Map (February 2024), Outline Construction and Environmental Management Plan (Biodiversity) (Logika Consultants, February 2024), Landscape and Ecology Strategy Plan (Environmental Dimension Partnership, November 2023) and Ecological Impact Assessment (Logika Consultants, November 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Non-licensed Precautionary Method Statement for Hazel Dormouse in Appendix A2 of the Outline Construction and Environmental Management Plan (Biodiversity) (Logika Consultants, February 2024) and the Precautionary Method Statement for reptiles in Appendix A1 of the Outline Construction and Environmental Management Plan (Biodiversity) (Logika Consultants, February 2024). The measures shall include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

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 31 of the Horsham District Planning Framework (2015).

21 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 and in the interest of the amenities of the locality as required by Policy 33 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

22 **Regulatory Condition**: 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).

23 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Report [THL-R23-107-3 by Tree Heritage Ltd, 11th March 2024].

Reason: To ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition**: The development hereby permitted shall not generate more than 49.9 MW (AC) at any time.

Reason: As any power generation of more that 49.9MW constitutes a Nationally Significant Infrastructure Project and as this is the basis on which the application was made and has been assessed.

25 **Regulatory Condition**: In relation to the Public Rights Of Way 1757 and 1824_1, the following shall apply:

- The PROW shall be kept clear and unobstructed at all times throughout the construction and operational phases of the development hereby permitted, and a useable width of 2 metres shall be available at all times for lawful footpath users
- Adequate visibility splays must be available and maintained at all times, where the internal road crosses Public Footpath 1757 and 1824_1
- Signs must be erected on the service road at either side of the junction with Footpath 1757 and 1824_1advising drivers of all vehicles of the presence of the public right of way (PROW) and of the requirement to give way to the public using the PROW
- The surface of the public footpath must not be adversely affected by the service road and this must not present a trip hazard or other obstacle to users of the footpath. The Applicant must make good any damage or undertake any remediation as required by the PROW Team
- Should any trenching be necessary for the laying of underground utilities, such as electrical cables, through a PROW, this would require the consent of the PROW Team. It is a criminal offence to disturb the surface of a PROW without such consent
- Perimeter fencing of the site alongside the PROW must not encroach the width of the PROW. A minimum width of 3m is suggested to be appropriate to ensure that the use of the PROW is not negatively impacted by the development (please note that this is a minimum requirement). Any side and overhead vegetation should be regularly cut back to ensure that encroachment does not occur with summer growth.

Reason: To retain the right of access for users of the Public Right of Way, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

26 **Regulatory Condition**: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals details on plan 'land to the north and west of Cowfold: Impact plan for great crested newt District licencing (Version 2)' dated 13th May 2024.

Reason: In Order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR136, or a 'Further Licence'), section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

27 **Regulatory Condition**: No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR136, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt

compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

28 **Regulatory Condition**: No development hereby permitted shall take place unless except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR136, or a 'Further Licence') and in addition in compliance with the following:

o Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

o Capture methods must be used at suitable habitat features prior to the commencement of the development (ie hand/destructive / night searches), which may include the use of temporary amphibian fencing, to prevent newts from moving onto the development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).

o Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In Order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR136, or a 'Further Licence'), section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

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.

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.

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.