Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1018
Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Reserved Matters application pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Village Centre in RM Area 3 comprising 44 residential dwellings (Use Class C3), 753 sqm (GIA) of flexible retail, leisure, commercial, cafe and restaurant floorspace (Use E(a), E(b), E(c), E(e), E(f), E(g)(i), F1 and Sui Generis (drinking establishments and hot food takeaways), plaza, car and cycle parking, landscaping, drainage, access and internal roads and associated infrastructure.

RELEVANT PLANNING HISTORY:

DC/16/1677	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward.	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021

DESCRIPTION OF THE SITE
The site relates to a field located to the middle section of Phase 1 of the Mowbray Development site, known as RM Area 3. The site is south of Moat Road and north east of the Moated House, directly north of the area for the approved community building. The Moated House is a non-designated heritage asset. The East / West Greenspace is to the south. RM Areas 1 & 2 are to the north of the site. The site abuts the Southern Link Road to the east. The site is currently an unused field.

The site is part of the wider Land North of Horsham strategic site (now known as the Mowbray Development Site). The strategic site is allocated within the Horsham District Local Plan for development under Policies SD1 – SD9. Under DC/16/1677, outline consent was granted in March 2018 for housing (up to 2,750 dwellings), a business park (up to 46,450sqm), retail, a community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure. The proposed site is allocated as the Village Centre for Mowbray under the Design & Landscape Strategy for Phase 1.

Under the outline permission, works have been completed for a new Bohunt school to the east side of Rusper Road. Works also been completed for the realignment of Rusper Road and internal roads at

Phase 1 (including the Southern Loop Road). Works are also well underway for new housing at RM Area 1 (193 units) and RM area 2 (197 units). The East / West Greenspace at Phase 1 has also been delivered and is now in use. Works have also commenced on RM Areas 5 & 6 (206 units).

DESCRIPTION OF THE APPLICATION

Reserved Matters is sought for the following:

- A mixed-use development comprising:
  - Two three-storey buildings with residential dwellings on upper floors (20 flats).
  - Five flexible retail/commercial units established on the ground floor (753 sqm (GIA)).
  - One 3.5-storey apartment building (24 flats).
- The scheme would provide 44 Use Class C3 residential dwellings consisting of one-bed and two-bed flats. This comprises 38 open market homes and 6 affordable homes. The affordable homes would be 3 affordable rent and 3 shared ownership units as required by the s106 (13.6% exceeding the 12.6% requirement in the S106).
- All homes will comply with M4(2) Building Regulation requirement for future adaptation. An affordable rent dwelling will achieve M4(3) Building Regulation requirements.
- Provision of 44 residential parking spaces, including:
  - 5 blue badge residential spaces and 44 EV charging points.
  - 9 visitor parking bays, including 2 blue badge bays will be provided.
- 32 parking spaces for commercial uses in the Village Centre, including 2 blue badge spaces and 8 EV charging points.
- Bins to be stored in communal stores for flat blocks and back of house areas.
- Provision of 16 non-residential visitor cycle parking spaces. Residential cycle parking spaces to be located in communal bike stores in each building.
- Drainage infrastructure.
- Biodiversity enhancements.

The application refers to the commercial uses being within the former Use Classes A1, A2, A3, A4, A5, B1 and D1 as this aligns with the Use Classes referred to at outline stage and in the accompanying S106 agreement. These Use Classes now fall within Use Classes E(a), E(b), E(c), E(e), E(f), F1 and Sui Generis (drinking establishments and hot food takeaways) within the latest Use Classes Order.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 – Strategic Policy: Economic Growth
Policy 14 – Shop Fronts and Advertisements
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD3 – Local Centre
Policy SD4 – Housing Needs
Policy SD5 – Open Space, Sport and Recreation
Policy SD7 - Design
Policy SD9 - Transport Infrastructure
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 – Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport

Horsham District Local Plan (Regulation 19)
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 37: Housing Provision
Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

RELEVANT NEIGHBOURHOOD PLAN:
The North of Horsham site covers the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation. Rusper Parish Neighbourhood Plan has been made. The relevant policies are as follows:

- Policy RUS1: Spatial Plan
- Policy RUS3: Design
- Policy RUS4: Local Heritage Assets
- Policy RUS5: Green Infrastructure and Biodiversity
- Policy RUS6: Walking, Cycling and Equestrian Routes
- Policy RUS10: Dark Skies
- Policy RUS11: Promoting Sustainable Transport

Other Relevant Guidance:

- WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)
- HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)
- Draft Local Nature Recovery Strategy

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS

HDC Archaeologist: No Objection [Summary].

HDC Conservation Officer: No Objection [Summary].

HDC Ecologist (Place Services): No Objection [Summary].

HDC Environmental Health: Comment [Summary].

- Noise: The potential noise impact of Class E uses needs to be considered by the applicants.
- Land Contamination: No information submitted. It is assumed this provided as a separate conditions discharge application.

HDC Housing: No objection [Summary].

HDC Landscape Officer: Comment [Summary]. The current proposal indicates a reduction in open space and an increase in hardstanding. There are opportunities for enhancements.

HDC Waste Services: No Objection [Summary].

OUTSIDE AGENCIES

Gatwick Airport: No Objection [Summary].

Natural England: No Objection subject to appropriate mitigation [Summary].

Southern Water: No Objection [Summary].

WSCC Highways: No Objection [Summary].

WSCC Local Lead Flood Authority: No Objection [Summary].

PUBLIC CONSULTATIONS

Representations:

2 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- Lack of car parking to be provided for flats and retails units.

Parish Comments:

North Horsham Parish Council: No objection but the Parish Council Members remain disappointed at the lack of affordable housing.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The principle of development of this site for housing has been established by the outline planning permission granted in March 2018 (DC/16/1677) for the development of the wider North of Horsham site for up to 2,750 dwellings and other uses, including a business park and educational uses. This Reserved Matters application seeks consent for the scale, appearance, layout and landscaping for the Village Centre commercial uses in RM Area 3, comprising 44 residential dwellings and retail uses.

This application is assessed against the Horsham District Planning Framework (HDPF, 2015) and Rusper Neighbourhood Plan, alongside the National Planning Policy Framework (NPPF, Dec 2024). The emerging Horsham District Local Plan (2023-40) is given limited weight at this stage.

The key issues for consideration in the determination of this proposal are the compliance of the scheme with the approved Parameter Plans and Design and Landscape Strategy and Site Wide Cycle Strategy approved pursuant to the outline planning permission, along with the relevant obligations set out in the accompanying s106 legal agreement.

The layout, scale, landscaping and appearance of the proposed development, the housing mix and affordable housing, the impact on the amenities of nearby and future occupants, highways and parking considerations, the landscaping proposed, drainage, refuse provision and whether the development of this parcel can be delivered without harming the interests of nature conservation and ecology, including water neutrality are also key considerations.

Compliance with approved parameter plans and legal agreement:

Condition 5 of DC/16/1677 states that details relating to the layout, scale, appearance, means of access (save for the accesses approved pursuant to Condition 1) and landscaping associated therewith (hereafter called the Reserved Matters) for each area of the site as shown on the Reserved Matters Area Plan, approved pursuant to condition 7, of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.

In accordance with Condition 2 of the DC/16/1677, the proposals for reserved matters must be broadly in accordance with the approved parameter plans approved as part of the outline consent. The proposal is in accordance with the parameter plans as follows:

- Land Use: The Land Use plan indicates this site is for Mixed Uses. This includes retail, a food store, leisure, community uses, residential and 'other uses'. The proposal would meet this criterion.
- Density: The Density Parameter Plan allows up to 50 dwellings per hectare for the Mixed Use area. The proposed density of 56 dph is acceptable. The increase in density is appropriate for the Village Centre. In addition, the increase is '*broadly'* in accordance with the plan, as required by the wording of condition 2.
- Buildings Height: The Building Heights Parameter Plan allows up to 16m for the Mixed Use area. The maximum building height proposed is 15.5m, which is acceptable.
- Movement and Access: The Movement and Access Parameter Plan identifies the site south of the Moat Road (a Primary Road) and the Southern Loop Road (a Secondary Road) to the east. The proposal is in accordance with this layout.
- Green Infrastructure: The Green Infrastructure Parameter Plan identifies this site adjacent to the East – West Greenspace to the south.

The scheme is also in accordance with the Design and Landscape Strategy for Phase 1 (ref: DISC/20/0179) and the Site Wide Cycle Strategy (ref: DISC/19/0267).

In terms of the Legal agreement under DC/16/1677, Schedule 14 sets out the retail uses within the site and confirms that retail uses shall be restricted to Classes A1, A2, A3, A4 or A5. Schedule 14, Clauses 2.1 and 2.2 restrict the quantum of retail floorspace within the development to no more than 6,400 sqm. It is also stated that no Retail Unit (individual unit or parcel of land for retail uses) shall be greater than 6,000 sqm in retail floor space.

Policy SD3 (Local Centre) of the HDPF (2015) also states that the Local Centre for Mowbray site will include retail provision together with other appropriate facilities. The centre is to be '*delivered alongside the development of housing and be located and designed so that it is accessible to the residents of the new community, those who the business area but also the existing residents of North Horsham*.'

As the outline consent was granted before new use classes have been introduced, the legal agreement refers to the old Use Classes (A1, A2, A3, A4 and A5). The proposed non-residential uses in the Village Centre will now be considered under the new use classes: Class E (except Class E (d) and E (g)(ii) & (iii)) and Sui Generis (drinking establishments and hot food takeaways). These uses part supersede those stated in the legal agreement under Schedule 14. One unit is allowed under Class E(g)(i) as a potential estates office, as required by the applicants.

Schedule 14, clause 2.3 requires at least one Class A1 unit of a minimum of 150 sqm in retail floorspace shall be provided within the Local Centre. The Planning Statement states that a flexible use is sought for all non-residential units within the Village Centre (Classes A1, A2, A3, A4, A5, B1 and D2). This is stated to increase the resilience of the Local Centre by enabling flexibility in marketing the spaces and securing a vibrant 'heart' to the Mowbray development.

Whilst the proposals do not restrict Class A1 use to a specific unit, the proposals facilitate the inclusion of a Class A1 unit of a minimum of 150 sqm in retail floorspace in accordance with the requirements of the S106. This can be accommodated in either Units 3 or 4. The proposed non-residential floorspace is as follows:

Unit	Sales Area (GIA) (sqm)	Back of House Area (GIA) (sqm)	Total GIA (sqm)	GEA (sqm)
Unit 1	125.8	15	140.8	161.9
Unit 2	125.8	15	140.8	162.1
Unit 3	161.0	27.7	188.7	212.3
Unit 4	161.0	27.7	188.7	212.7
Unit 5	75.7	18.1	93.8	110.8
		Total	752.8	859.8

The proposed development provides for 753 sqm (GIA) of flexible retail, leisure, commercial, café, restaurant space to accommodate a variety of uses in the Village Centre. This would bring economic and community life into the heart of the development in line with the uses envisioned through the HDPF site allocation policies and the outline consent.

Overall, the proposal is considered to accord with the requirements of the outline consent, including the relevant obligations in the legal agreement.

Design and Appearance:

Policy SD7 of the HDPF states that the North Horsham development site will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding areas. Policy SD1 also states that the North of Horsham development shall be locally distinctive through its architecture, urban and landscape design, where residents can become involved in their community and share the benefits of a high quality life.

For the purposes of the DLS, the Village Centre is located within RM Area 3 and falls within the Village Centre character area. This envisages the village centre area as '*the heart of the community. Mixed uses will mark the entrance to the village centre and provide the new community with facilities and amenities for day to day life. The landscape has a civic, formal character; A mix of typologies such as terraces, townhouses and apartment buildings will contribute to a formal character along key frontages around the village centre. Key views upon entering the new neighbourhood will be addressed by prominent frontages of marker buildings.*'

The proposals comprise of two three-storey mixed use buildings with ground floor flexible retail, commercial, community, café and restaurant floorspace and residential flats above located to the

centre and northern parts of the Village Centre. The 4 storey western building comprises of a block of residential apartments.

The two mixed use blocks are laid out so that the front elevations face east. These units would face out over a parking area and the constructed Southern Loop Road (Lancet Drive). Both of these blocks would three storeys high. The Planning Statement states that the orientation of the buildings ensures key views from Moat Road and to visually create a continuous retail frontage onto Lancet Drive, orientated towards Moat Road. This would assist legibility when accessing the Village Centre from Rusper Road. The scheme includes a pathway leading to a public realm area to the south adjacent to the approved Community Centre. To the rear of these blocks is further parking. The western part of the site includes a boundary wall and a car port. Access is indicated here for vehicles to the western part of RM Area 3.

A detached car port is proposed to the parking area north of the Western Block. A stone totem entrance pier is shown to the north east of the site fronting Moat Road. The Western Block is a larger block to the south west (four storeys). This block is for flats and incudes undercroft parking. The block is nearby to the Community Centre and faces the retained trees to the western side of the Moated House area.

In terms of design, the blocks are of a traditional appearance including design features such as decorative dormer windows, roof turrets, balconies, gable ends and varying roof designs. The commercial units include simple shopfronts with dedicated areas for fascia signs above. The scheme includes a varied palette of materials which includes three brick types, occasional tile hanging and black boarding upper floors and plain tile and slate roofs. Windows are proposed in white. Horsham Stone will be used in elements of the perimeter walls to 'bed' the proposals in their Sussex location.

In relation to signage for the units, separate advertisement consent may be required (subject to the adverts being classed as deemed consent under the regulations). An informative is to be added to the decision stating that advertisement consent maybe required.

Overall, the scale and massing of the development is considered acceptable, with the resulting buildings not appearing unduly dominant. The design matches the high quality already delivered on site. Additionally, having regard to design of the scheme and the inclusion of trees and landscaping, the proposal would form sympathetic and appropriate additions in the context of the surrounding area. The proposal also includes appropriate areas for the public and relates well with the approved community centre directly to the south. The proposal is therefore in accordance with Policy 33 and SD7 of the HDPF (2015).

Trees and Landscaping:

Policy SD6 states that the North Horsham development site shall respond to and complement the positive landscape characteristics and biodiversity qualities of the site.

Trees on site have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction', as outlined in a submitted Arboricutural Report. The survey identified a number of high quality, mature trees growing along the western edge of the site. The route of the surface water outflow to the Moat along the western boundary is placed so that mature oak trees along the boundary will be protected and retained. The measures to protect the trees are outlined in a submitted Method Statement. A condition is recommended that the works are undertaken in accordance with this statement in order to protect the existing trees.

Reserved Matters approval was granted for the Community Centre and village plaza (ref. DC/22/2355) to the immediate south of the Village Centre. Revised proposals to the village plaza and area of public realm are proposed through this Reserved Matters application for the Village Centre. Landscape features such as trees and shrub planting are focussed around a sequence of public spaces. The submission states that these are used to define the boundaries of the mixed use buildings and create a vibrant high quality landscape.

Under a previous permission, the layout for the village plaza was approved. Revised proposals for the village plaza are proposed under this application. The applicant has stated that this required to respond to the orientation of the proposed buildings in the Village Centre under this submission. The design of the plaza is informed by the orientation and access to the Community Centre, the western building and the central building. The plaza is designed to be used as a events space, paved with natural stone and resin bound gravel and framed by large liquidambar trees to create a civic environment and to provide year around interest in the central space. Paving patterns and flush edging define the desire lines across the plaza and provide linkages to the buildings within the Local Centre. The proposal includes street furniture such as benches, bins and a post box will be provided around the square. Bollards are proposed to prevent vehicles from driving into the plaza.

As originally submitted, the HDC Landscape Architect commented that they were disappointed that the current proposal had reduced the size of the public realm when compared to the previous approved under DC/22/2355. The Landscape Officer also commented that amendments were required to the proposal. The applicant responded that '*the proposed scheme offers substantial landscaping and planting around the perimeter of the site alongside the transitory routes. Equally, a pedestrianised and landscaped route has also been provided through the side, between the Community Centre and the Western Building. The scheme therefore demonstrates broad accordance with the approved parameters*.'

Phase 1 includes an existing green corridor to the south of the Village Centre to provide a significant public open space through the approved East-West Greenspace which is now complete. The Village Centre proposals align with the Design & Landscape Strategy with a large public plaza, as proposed. This connects to, and complements, the East-West Greenspace to create public areas with different roles and functions. This is considered appropriate and in accordance with the requirements of the Design and Landscape Strategy.

The applicant has responded to some of the comments of the HDC Landscape Officer with amendments. The HDC Landscape Officer has commented that Landscape Specification should remove reference to the use of herbicides throughout. The Specification states that the use of 'herbicides and/or specify methods to hand weeding alone by careful digging or selective scything unless dealing with noxious and invasive non-native plant species listed under government standard guidance.' The applicant has stated their approach is consistent with previous advice given by the Landscape Team on the Mowbray Development Site. The applicant has also stated that there is no policy basis to require the Specification to remove reference to herbicides. This is considered appropriate.

Overall, the proposed landscaping scheme is considered acceptable and in compliance with Policy SD6 of the HDF and is also in accordance with the design principles outlined in the Design and Landscape Strategy for Phase 1.

Affordable Housing and Housing Mix:

Policy SD4 states that for each phase, it shall be demonstrated how a mix of dwelling sizes, types and tenure is to be delivered in the context of the overall comprehensive development, taking into account local demand for custom build and other specialist housing, including extra care housing. The proposed affordable and market housing mix is as follows:

The s106 requires 12.6% of homes in Phase 1 to be provided as affordable. The proposal is providing 26 affordable homes which equates to 12.6% in line with the s106 (13.6% exceeding the 12.6% requirement). The S106 also includes a target tenure split ('Liberty Phase Tenure Mix') and dwelling size mix ('Baseline Mix') for the affordable homes. The target tenure split is for 6.9% affordable rent and 5.7% shared ownership. The housing mix is as follows:

	1B Flat	1B Flat + Study	2B Flat	Total
Private	15	0	23	38
Affordable Rent	2	1	0	3
Shared Ownership	1	0	2	3
Total	18	1	25	44

The proposed development comprises a mixed tenure development of 38 open market homes and 6 affordable homes split between affordable rent and shared ownership. This includes one and two-bed room apartments. All dwellings will comply with M4(2) of the Building Regulations for future adaptation. One M4(3) wheelchair user dwelling will be provided in the Western Building. 6 affordable homes as a split of 3 affordable rent and 3 shared ownership units as required by the s106.

In terms of the affordable housing mix, the proposed mix would not strictly align with the housing mix required under the legal agreement (DC/16/1677). The below table sets out the differences:

	1B Flat	2B Flat	2B House	3B House	4B House	5B House	Total
S106 Baseline Mix (%)	13.3%	25%	39.7%	14.3%	6.9%	0.8%	100%
S106 Baseline Mix (equivalent no. of units rounded)	1	2	2	1	0	0	6
Proposed Affordable Mix	4	2	0	0	0	0	6

The proposed affordable housing mix broadly meets the Baseline Mix for one- and two-bedroom flats but is lacking in two bedroom and three bedrooms houses. The S106 aims for the Baseline Mix to be achieved within each RM Area. The applicant has commented that, as this application only seeks to bring forward the detailed proposals for the central part of Reserved Matters Area 3, there is an opportunity to redress the remainder of the target dwelling mix in future Reserved Matters application for the eastern and western portion of RM Area 3 which will be come forward as a residential development. In addition, as a proposal for Village Centre blocks, there is no opportunity here to include houses. The dwellings mix is therefore considered appropriate.

The mix of market dwellings also focuses on the provision of one and two bedrooms units. This is again considered appropriate given the context of this proposal for residential units in blocks of flats, some above retail units.

Overall, the housing provision is considered appropriate and in accordance with the requirements of the outline permission and relevant obligations under the legal agreement.

Amenity Impacts:

Policy 33 of the HDPF states that development should ensure it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking and noise, whilst having regard to the sensitivities of the surrounding development.

It is not considered that this proposal would result in unacceptably harmful impact on the living environment of any adjacent residents, the nearest of which are located a significant distance to the west of the site on Old Holbrook.

In terms of noise impact, the HDC Environmental Health team have commented that they have concerns regarding the potential impact of the flexible retail uses on the flats located above. In response, the applicant's have commented that the proposal will be technically designed in full compliance with building regulation Approved Document E – specifically E3 mitigating and sound transmission. This is based on robust details suited to the stacked mixed uses. The applicants state that structural design will address the sound impact.

Under the outline consent, the flexible uses for these Village Centre uses were under Use Classes A1, A2, A3, A4, A5, B1 and D1. The Use Classes Order 1987 (as amended) these uses now fall under the falling categories:

- Class E(a) – display or retail sale of goods, other than hot food.
- Class E(b) – sale of food and drink for consumption (mostly) on the premises.
- Class E(c) – provision of:
  - E(c)(i) – financial services.
  - E(c)(ii) – professional services (other than health care or medical services), or
  - E(c)(iii) – other appropriate services in a commercial, business or service locality.
- Class E(f) – creche, day nursery or day centre (not including a residential use)
- Class Eg(i) – an office to carry out any operational or administrative functions.
- Sui generis – drinking establishment and hot food take aways.

The above uses would be appropriate for a Village Centre. A mix of the above uses would result in a vibrant centre for the Mowbray site, complemented by the adjacent Community Centre and open spaces with play areas. In terms of potential impact on adjacent properties (including the flats above the units), there would be concerns that some of the proposed uses (such as cafes, hot food take aways, restaurants and bars) could result in a detrimental impact on the amenity of adjacent uses if they were allowed to stay open late.

As such, to limit this impact, a condition is recommended limiting the opening hours of all of the flexible retail units to between 0700-2200 Monday to Saturday and 0800-2200 Sundays and Bank Holidays. A condition is also recommended restricting delivery times to the units to 0700-2200 Monday to Saturday and 0800-2200 Sunday and Bank Holidays. With these conditions in place and the building regulation requirement limiting noise disturbance, the noise impact of the proposed flexible units is considered appropriate.

The proposed apartment units would have limited outside amenity space allocated to them and with some, but not all, having balconies. However, these residents would have easy access to the larger scale amenity and open areas of the development, which would be in close proximity. These areas will afford residents usable open space in accordance with the approved Design and Landscape Strategy and in accordance with Policies 32 and 33 of the HDPF.

Under DC/16/16677, condition 9 requires the submission a Construction Environmental Management Plan for each phase of development for the approval of the Local Planning Authority. Compliance with the details submitted in the CEMP will minimise disruption to adjacent neighbours. The submission of a CEMP for these areas would be required to be submitted separately.

Overall, subject to conditions, the impact of the proposal on the amenity of adjacent and future residents of the development is considered appropriate and in accordance with the above policy.

Highways Impacts:

Policy SD9 and 40 of the HDPF state that development will be supported if it is appropriate and in scale to the existing transport infrastructure, including public transport; is integrated with the wider network of

routes, including public rights of way and cycle paths, and includes opportunities for sustainable transport.

In terms of transport impacts, Moat Road and the Southern Loop Road are in place. These form the vehicle accesses for the site. The proposal has been designed around these roads. Two new accesses are proposed from the Loop Road. These would access the Village Centre retail uses. A new vehicle access is also proposed from Moat Road which would allow access to the rear parking and for the Western Block.

WSCC Highways have commented that they have no concerns regarding the access arrangement. Given Lancet Drive (the Southern Loop Road) is presently the subject of a highways adoption agreement and not yet adopted as public highway, the developer would need to agree with the WSCC Highway Agreements team the most appropriate mechanism to undertake minor changes to the as-built scheme.

The Highways Team also have no concerns regarding the internal arrangement for car parking and turning. The servicing arrangements for the retail uses is acknowledged with there being a number of plans showing the delivery vehicle tracking within the Transport Statement. The tracking accounts for the majority of vehicle types and ultimately servicing requirements are presently unknown. All of the access roads, parking and turning areas, and public realm spaces are noted as remaining under private maintenance.

WSCC have commented that reference is made to a Traffic Regulation Order being made to make enforceable any parking restrictions on what will be private roads. This is not a planning matter and would need to be agreed post-planning with WSCC Highways. The Highways Team have commented that, in principle, it is questionable whether a TRO on private land in this instance would be appropriate and would be in a wider public interest. It would ordinarily be expected for any restrictions on private land to be privately enforced.

In terms parking, the following provision is proposed:

- 44 residential parking spaces. This includes 5 blue badge space and 44 electric vehicle charging points. This also includes 9 visitor parking bays, including 2 blue badge spaces.
- 32 commercial use spaces. This includes 2 blue badge bays and 8 electric vehicle charging points.

WSCC have commented that the approach to car parking was discussed and in principle agreed with the Highways Team as part of pre-application discussions. It's accepted that the retail and café uses are intended primarily to serve the residents of the development. A reduced level of car parking is consequently proposed to reflect the ability for residents to walk/cycle to these uses.

For the residential uses, the ratio of parking spaces to dwellings remains as agreed as part of pre-application discussions. The provision of a single allocated car parking space per dwelling is intended along with nine additional parking spaces that are to remain unallocated. The provision of these unallocated spaces will provide flexibility and accommodate demands from properties with additional vehicles.

WSCC have commented that the parking requirements are not based on the parking behaviour zones from the WSCC Parking Standards. The parking behaviour zones are based on Census car ownership data from the ward in which the site is located to forecast parking demands. In reality, the Census data for the current ward will not fairly reflect the site's location within the highly accessible centre of the Mowbray development. The use of an alternate parking behaviour zone is therefore justified. Overall, WSCC are content with the level of parking indicated. It's recognised also that car parking along Moat Road is restricted by enforceable no waiting restrictions.

In terms of cycle parking, based on the proposed residential and flexible non-residential uses, a total of 42 cycle parking spaces will be provided, comprising 23 long stay spaces for residents, eight long stay spaces for staff and 11 short stay cycle parking spaces for customers. Secure, covered long-stay cycle parking is proposed to be provided within each building for use by residents and staff. Additional cycle

parking will be provided for customers and other site visitors in the form of Sheffield stands located near the northern and central building.

The submitted travel plan is noted. WSCC have not commented on the travel plan as this will be submitted separately to discharge any related condition.

Overall, the proposal is considered acceptable in terms of its impact on highways and parking and in accordance with Policies SD9 and 40 of the HDPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters:

Ecology:
The Council's Consultant Ecologists have reviewed the submitted Ecological Mitigation and Management Plan (EMMP) and commented that the details are appropriate.

Heritage Impacts:
The listed buildings nearby are set a significant distance from the site and the impact on the setting of the listed building is considered appropriate, with no harm identified. The proposal is also appropriate in relation to its impact on the setting of Moat House, adjacent the site to the west. This is a non-designated heritage asset. The HDC Conservation Officer has no objection to the proposal. This takes into account the assessment of the impact of the proposal on heritage assessment undertaken as part of the outline consent approval.

Minerals:
Under the West Sussex Joint Minerals Local Plan (2018), the safeguarding of minerals is a material consideration in development. The North of Horsham Development site includes deposits of brick clay and building stone. Under the WSCC guidance, there is no requirement to consult WSCC on reserved matters application unless minerals related issues have been raised at outline stage. No minerals related issues were identified under the outline planning permission for this site (DC/16/1677).

Air Quality:
The size and scope of the proposals remain as permitted through the outline application for the wider site. The impacts of construction were considered for dust and air quality effects and, in accordance with the original assessment, this will be controlled with a Construction Environmental Management Plan; as specified in the conditions. In addition, highways impacts are proposed to be managed through the site wide Travel Plan. It is therefore considered there are no significant changes in relation to air quality.

Environmental Impact Assessment:
The original outline application included an Environmental Statement which covered the whole of North of Horsham strategic site in compliance with the EIA Regulations. A further EIA is not required for this reserved matters application.

Drainage & Flood Risk:
Condition 17 of the outline planning consent requires the submission and approval of a Site-Wide Surface Water Drainage Strategy with Condition 54 requiring a Detailed Surface Water Drainage Strategy (consistent with the Site-Wide Strategy) for each application for Reserved Matters approval. The Site Wide Drainage Strategy was approved under DISC/19/0214.

As outlined in the submitted Planning Statement, in terms of surface water flooding, the Flood Risk Assessment (FRA) identifies the majority of the site to be at 'very low' risk. The 2025 updates to the Environment Agency flood modelling/ maps do not show any increases in fluvial flood risk to the Village Centre site now or in the future.

To mitigate any further risk, the FRA advises that surface water would be appropriately managed as outlined in a submitted Drainage Strategy. The Drainage Statement prepared by Glanville (April 2025) sets out the proposed drainage proposals to all three existing catchments and demonstrates the work and modelling undertaken to refine the catchment and determine the requirements of the proposed discharged and attenuation requirements. This is in line with the approved Site-Wide Surface Water Drainage Strategy (2019) as required by Condition 54. This confirms that there will be no flooding for all storm events up to and including the 1 in 100 year storm event, with a 20% allowance for the effects of climate change. Flood risk on-site will therefore not increase either on-site or elsewhere as a result of the development.

In terms of foul water, the foul water drainage strategy proposed as part of this RM application has been designed to accommodate both the Village Centre and adjacent future residential parcels within RM Area 3. Foul water generated by the Village Centre and future residential parcel (RM3) will be conveyed via an adoptable system, which will discharge flows into the foul water drainage network serving Phase 1. This is via an existing spur constructed as part of the East-West Green Space and drain to the adoptable pump station, which was approved as part of the East-West Green Space Reserved Matters application pursuant to Condition 55 of the outline consent for this part of Mowbray (DC/22/0369). This has now been built.

As amended, West Sussex County Council Local Lead Flood Authority have commented that they have no objection to the proposal.

Refuse Collection:
The proposal includes adequate turning and manoeuvring for refuse vehicles. Waste collection will be taken from the access roads within the site. A swept path analysis has been undertaken for a 10m refuse collection vehicle and considered acceptable. Refuse stores and collection points for all

dwellings are located within 25m of the waste collection points. The refuse are suitably designed to accommodate new food waste recycling provision.

Climate Change:
The application is supported by an Energy and Sustainability Statement produced by Briary Energy. This reviews the requirements established by Policies 35, 36 and 37 of the HDPF which focus on Climate Change, Energy Use and Sustainable Construction. This proposal has been designed to mitigate the effects of climate change, including through the choice of construction materials and method of construction, ensuring reduced consumption of primary resources, as well as water conservation and water efficiency measures in accordance with the HDPF policies. Air source heat pumps and photovoltaic panels are also included in the proposal.

WSCC Fire & Rescue:
No details have been given regarding proposed fire hydrants for the proposal. As such, a condition is recommended requiring the submission of these details prior to occupation of any unit (commercial or residential).

Conclusion:

The principle of developing the site has been established following the grant of outline planning permission (as amended): DC/16/1677. The current proposal is for the approval of the reserved matters and is in substantial conformity with the parameter plans approved at the outline stage.

It is considered that the current proposal results in an acceptable layout of the development and an acceptable scale and appearance for the scheme, subject to conditions for further details. The proposal also ensures that the scheme would not result in adverse highway safety impacts and incorporates acceptable landscaping. The outline permission also includes conditions which ensure that this development would be appropriate, including conditions for contamination and ecology impacts. Additionally, the proposal would not significantly affect the amenity of any adjacent properties. This proposal also includes appropriate affordable housing that is in accordance with the requirements of the outline permission.

It is therefore considered that the scheme will deliver a high quality development in accordance with the outline planning approval.

Recommendation: Application Permitted

Conditions:

1. **Approved Plans List**.

2. **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule and samples of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has 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 building of visual quality in accordance with Policy SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

3. **Pre-Occupation Condition**: The landscaping hereby approved shall be implemented 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 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 enhance the appearance of the development in the interest of the visual amenities of the area and in accordance with Policy SD1, SD6 and 33 of the Horsham District Planning Framework (2015).

4. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of the proposed location of fire hydrant(s) have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant(s) shall be installed and ready for use prior to the first use of the development hereby permitted and shall thereafter be retained as such.

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

5. **Pre-Occupation Condition**: Prior to the occupation of any dwelling hereby permitted, secure covered cycle parking facilities and refuse storage facilities to serve that dwelling or use shall be as provided as indicated on the approved plans. These facilities shall thereafter be retained for use at all times.

   Reason: To ensure the adequate provision of cycle and refuse facilities in accordance with Policy SD1, 33 and 40 of the Horsham District Planning Framework (2015).

6. **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

   Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7. **Pre-Occupation Condition**: No dwelling or use shall be first occupied until the car parking, including any electric vehicle charging and disabled car parking spaces, serving the respective dwelling or use has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose

   Reason: To provide car parking spaces for the approved uses in accordance with Policy 41 of the Horsham District Planning Framework (2015).

8. **Pre-Occupation Condition**: No part of the retail uses shall be first occupied until such time as the vehicular access serving the uses has been constructed in accordance with the details shown on the drawing titled Site Layout and numbered P101 A.

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

9. **Pre-Occupation Condition:** Prior to first occupation of any dwelling or use, details of the appearance and location of all air source heat pumps and photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

   Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and climate change in accordance with Policy SD1, SD7, 33 and 35 of the Horsham District Planning Framework (2015).

10. **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Mitigation and Management Plan

(EMMP) (Derek Finnie Associates September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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 SD6 and 31 of the Horsham Development Framework.

11. **Regulatory Condition**: 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 commercial units hereby permitted shall be used for Use Class E(a), E(b), E(c), E(e), E(f), E(g)(i) and F1 and Sui Generis (drinking establishments and hot food takeaways) only and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

    Reason: Having regard to the floor area restrictions on uses, as required under the outline planning permission for the site (DC/16/1677), to allow appropriate uses within the Village Centre in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

12. **Regulatory Condition:** The development shall be implemented strictly in accordance with the Arboricultural Impact Assessment & Method Statements (ref: AIA/AMS 06572/2025 and 2898-2-17-TD-0001-S5-P1 Village Centre AIA-AMS).

    Reason: To safeguard existing trees in accordance with Policy 31 of the Horsham District Planning Framework (2015).

13. **Regulatory Condition**: All commercial premises hereby approved shall not be open for trade or business except between the hours of 0700-2200 Monday to Saturday and 0800-2200 Sundays and Bank Holidays.

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

14. **Regulatory Condition**: No deliveries to any of the commercial buildings hereby approved shall take place except between the hours of 0700-2200 Monday to Saturday and 08.00 - 22.00 on Sundays and Bank Holidays.

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

15. **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

    Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

16. **Regulatory Condition:** No more than 714sqm of total sales floorspace within the commercial units hereby permitted shall be occupied as Use Class E(a), E(b), E(c) and Sui Generis (drinking establishments and hot food takeaways) at any one time.
    Reason: Having regard to the floor area restrictions on uses, as required under the outline planning permission for the site (DC/16/1677), to allow appropriate uses within the Village Centre in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

17. **Regulatory Condition:** No more than one commercial unit hereby permitted within the Village Centre shall be occupied under Use Class E(g)(i) at any one time.

Reason: To allow appropriate uses within the Village Centre in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

1. The applicant is advised that separate advertisement consent maybe required for any advertisements for the commercial premises.

2. The applicant is advised to submit an Affordable Housing Delivery Scheme for the affordable housing under this proposal as required by Schedule 3 of the legal agreement under DC/16/1677.

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1705
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Planting Palette	2898-5-2-22 DR-1002 REV S4-P2	19.06.2025
Plans	Materials and Furniture Palette	2898-5-2-22 DR-1003 REV S4-P3	19.06.2025
Plans	Stone Wall with Piers and Railings	2898-5-2-22 1004 REV S5-P1	19.06.2025
Plans	Landscape Proposal	2898-5-2-22 DR-1005 REV S4-P6	27.08.2025
Plans	Village Entrance Piers	2898-5-2-22 1006 REV S5-P1	19.06.2025
Plans	Benches, Seats and Picnic Tables	2898-5-5-FRN 0001 REV S5-P5	19.06.2025
Plans	Cycle Stand	2898-5-5-FRN 0002 REV S5-P4	19.06.2025
Plans	Lighting	2898-5-5-FRN 0005 REV S5-P4	19.06.2025
Plans	Litter Bin	2898-5-5-FRN 0007 REV S5-P4	19.06.2025
Plans	Timber Bollard	2898-5-5-FRN 0009 REV S5-P4	19.06.2025
Plans	Feeder Pillars	2898-5-5-SRV 0001 REV S5-P6	19.06.2025
Plans	7KW Communal EVC	2898-5-5-SRV	19.06.2025

		0002 REV S5-P2	
Plans	FP4 Feeder Pillar	2898-5-5-SRV 0003 REV S5-P3	19.06.2025
Plans	Tegula Block Paved Path	2898-5-5-SUR 0001 REV S5-P4	19.06.2025
Plans	Self Binding Gravel	2898-5-5-SUR 0002 REV S5-P4	19.06.2025
Plans	Resin Bound Gravel	2898-5-5-SUR 0004 REV S5-P4	19.06.2025
Plans	Slabs	2898-5-5-SUR 0005 REV S5-P4	19.06.2025
Plans	Tree Planting Details	2898-5-5-VEG 0001 REV S5-P6	19.06.2025
Plans	Tree Planting Details	2898-5-5-VEG 0002 REV S5-P5	19.06.2025
Plans	Tree Planting Details	2898-5-5-VEG 0003 REV S5-P4	19.06.2025
Plans	Tree Planting Details - Hard Surfaces	2898-5-5-VEG 0004 REV S5-P4	19.06.2025
Plans	Tree Grilles	2898-5-5-VEG 0005 REV S5-P3	19.06.2025
Plans	Tree Protection Plan	2898-2-17 DR-0001 REV S0-P1	19.06.2025
Supporting Statement	Arboricultural Impact Assessment and Method	2898-2-17-TD-0001-S5 REV P1	19.06.2025
Plans	Coloured Street Elevations	22177 / C102A	19.06.2025
Plans	North Apartment Building Floor	22177 P133	19.06.2025
Plans	North Apartment Building Elevations	22177 P134	19.06.2025
Plans	Central Apartment Building Ground and First Floor	22177 P135	19.06.2025
Plans	Central Apartment Building Second Floor and Roof	22177 P136	19.06.2025
Plans	Central Apartment Building Elevations	22177 P137	19.06.2025
Plans	Western Building Ground, First and Second Floor	22177 P138	19.06.2025
Plans	Western Building Third Floor and Roof	22177 P139	19.06.2025
Plans	Western Building Elevations	22177 P140	19.06.2025
Plans	Street Elevations	22177 P145 REV A	19.06.2025
Plans	Boundary Wall and Ancillary Buildings	22177 P150 REV A	19.06.2025
Site plan	Coloured	22177 / C101A	19.06.2025
Location plan		S101	16.07.2025
Site plan	Layout	P102	19.06.2025
Site plan		P101 REV A	19.06.2025

Supporting Statement	Transport	NONE REV 2	19.06.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 01.12.2025

Authorising Officer sign/initial Adrian Smith Date: 03/12/2025