Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0228
Site Office, Former Novartis Pharma Site, Parsonage Road, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 (Construction Details), 4 (Underground Services), 5 (CEMP), 6 (Contamination), 8 (Bird Hazard Management Plan), 9 (No-dig details), 12 (LEAP/LAP) to approved application DC/25/0415

RELEVANT PLANNING HISTORY:

DC/25/0415	The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.	Application Permitted on 16.01.2026

PLANNING ASSESSMENT
Planning Application DC/25/0415 was granted consent on 16 January 2026. This permission was for the following:

The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6, 8, 9 and 12.

Condition 3:

Pre-Commencement Condition*: Other than works of site survey and investigations, notwithstanding the submitted details, the development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:*

- *a) Details of site management contact details and responsibilities;*
- *b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:*
  - *i. location of site compound,*
  - *ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),*
  - *iii. site offices (including location, height, size and appearance),*
  - *iv. location of site access points for construction vehicles,*
  - *v. location of on-site parking,*
  - *vi. locations and details for the provision of wheel washing facilities and dust suppression facilities*
- *c) 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;*
- *d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination*

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition, the applicant has submitted the following documents:

- Construction Management Plan (ref. 486490)
- Project Management Plan (ref. HSE 047 Issue 51)
- Traffic Management Plan (REV A)
- Demolition Environmental Plan (REV 01)

This information was reviewed by both the Local Highways Authority (LHA) and the Council's Environmental Health Team. The Local Highways Authority advised that they were satisfied with the information provided however the Council's Environmental Health Officer felt that further consideration could be given to noise and dust control given the scale and duration of the project. The applicant updated the Construction Management Plan and submitted a Dust Management Plan (ref. 486430, REV B) to which they confirmed they were satisfied with the information provided.

It is noted that the Wimblehurst Road Residents Association submitted comments relating to the Construction Management Plan. Officers consider that the majority of concerns raised are suitably addressed within the submitted documents however the concerns around the proposed construction routing were raised with the applicant. The applicant has agreed to utilise the suggested Harwood Road/Redkiln Way route and, following confirmation from the LHA that the new route is acceptable, updated the Construction Management Plan accordingly.

The information submitted is considered sufficient to allow discharge of Condition 3.

Condition 4:

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

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

To satisfy the requirements of this condition, the applicant originally submitted an Arboricultural Method Statement and Tree Protection Plan dated 16 July 2026, which included details of underground services in the appendix. This information was reviewed by the Council's Arboricultural Officer, who advised it was satisfactory from an arboricultural perspective. However, the Council's Landscape Architect identified a number of inconsistencies between the proposed services and landscape strategy. They asked that these be addressed and also that the inclusion of root cells / root barriers be considered.

The applicant aimed to address these concerns by providing a Landscape & Utilities Coordination Plan (ref. 17100-FAB-XX-XX-D-L-1008 PL01) however some of the inconsistencies remained. Additional clarification was provided by the applicant in an email dated 20th October 2026, stating that the trees highlighted in the consultation comments form part of a rain garden and the species/planting locations have been selected to ensure appropriate rooting soil volumes (with tree pits incorporated as required). This information was accompanied by an updated plan (ref. 17100-FAB-XX-XX-D-L-1008 PL03).

During a meeting with the Council's Landscape Architect, it was confirmed that sufficient justification had been provided by the applicant and that the condition could be discharged.

The requirements of Condition 4 have therefore been satisfied.

Condition 5:

Pre-Commencement Condition*: Other than works of site survey and investigations, no development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall 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 e.g. for Falcon and Little Ringed Plover) and sensitive lighting scheme during construction to include measures recommended in the Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Peregrine Falcon Mitigation Strategy (Greengage, September 2025), Bird Survey report final (Greengage, August 2025).*
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 (as amended).

To satisfy the requirements of this condition, the applicant has submitted a Construction Management Plan (ref. 486490), of which section (h) relates to impacts to ecological receptors. This section has been reviewed by the Council's Ecology Consultant and Arboricultural Officer, who have both advised they are satisfied with the level of detail provided.

The requirements of Condition 5 have therefore been satisfied.

Condition 6:

Pre-Commencement Condition*: Other than works of site survey and investigations, no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:*

a) *A preliminary risk assessment which has identified:*
    - *all previous uses*
    - *potential contaminants associated with those uses*
    - *a conceptual model of the site indicating sources, pathways and receptors*
    - *Potentially unacceptable risks arising from contamination at the site.*

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

b) *An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.*
c) *Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.*
d) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.*

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition, the applicant has submitted the following documents:

- Land Contamination Assessment (ref. 3750851/Phase3/1)
- Remediation Method Statement (ref. 3750963/RMS/1)
- Addendum Site Investigation Report (ref. LP2575)

These documents were reviewed by the Council's Environmental Health Officer who advised that, as the submitted Remediation Method Statement recommends issues pertaining to groundwater and gas pathways are reviewed by a competent geo-environmental consultant once foundation, drainage and service design details are finalised, there was a need to confirm that risks identified to groundwater and from ground gas have been subject to further review. They therefore recommended that only parts a) and b) of Condition 6 be discharged, however noted that the remediation strategy was acceptable from a soil's perspective.

Following Environmental Health's comments, the applicant submitted a Foundation Works Risk Assessment (ref. 3751280/FWRA R01 00) which found the risk to groundwater and from ground gas are minimal. This has been reviewed by Environmental Health who have advised it is sufficient to discharge Condition 6 in full.

The requirements of the condition have therefore been satisfied.

Condition 8:

Pre-Commencement Condition*: Other than works of site survey and investigations, no development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the management of the roofs of the apartment blocks which may be attractive to nesting, roosting and 'loafing' birds. The Bird Hazard Management Plan shall be implemented as approved, upon completion of the roofs and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.*

Reason: To manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and operation of London Gatwick in accordance with Policy 33 of the Horsham District Planning Framework.

To satisfy the requirements of this condition, the applicant has submitted a Bird Hazard Management Plan (September 2026) which seeks to minimise the potential bird strike risk to aircraft operating in and out of London Gatwick Airport. This document has been reviewed by both the Council's Ecological Consultant and by Gatwick Airport Limited, who have both advised that they are satisfied with the information provided.

Condition 8 is therefore recommended for discharge.

Condition 9:

Pre-Commencement Condition*: Other than works of site survey and investigations, no development shall commence on the construction of the footway and any associated section of access road along the northern boundary of the site, where these works pass through the Root Protection Areas (RPAs) of trees to be retained, as shown on the approved plans, until full details of the proposed no-dig, above-ground construction have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:*

- *A specification and construction methodology for the no-dig footway and road section, to be designed and implemented fully in accordance with the methodology set out in the Arboricultural Association Practice Note 12 (APN-12)*
- *An Arboricultural Method Statement (AMS) prepared by a suitably qualified arboriculturist, setting out the sequence of operations, protective measures, and supervision arrangements to ensure the works are carried out with minimal impact upon the retained trees.*

The approved details shall be implemented in full, and the works shall thereafter be carried out strictly in accordance with the approved AMS and under the direct supervision of the appointed arboriculturist. No excavation, grading, or alteration of existing soil levels shall take place within the RPAs other than as expressly approved in writing by the Local Planning Authority.

If 'no-dig' construction methods are not proposed, justification shall be submitted for the approval of the Local Planning Authority.

Reason: To ensure that the works are undertaken in an appropriate manner that safeguards the health, stability, and long-term retention of the trees along the northern boundary of the site, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition, the applicant has submitted an Arboricultural Method Statement & Tree Protection Plan dated 16 July 2026 which has been reviewed by the Council's Arboricultural Officer. They have advised that the submitted documents accord with the requirements of BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) and provide sufficient information for the condition to be discharged.

The requirements of Condition 9 have therefore been satisfied.

Condition 12:

Pre-Commencement Condition*: Notwithstanding the submitted details, no works shall take place on the approved LEAP or LAP until full details of the layout and equipment of the open space areas have been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the 122nd dwelling.*

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 play areas of appropriate quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition, the applicant has submitted a Plan – Detailed Design Plan (ref. D3424-FAB-00-XX-DR-L-5000 T02) demonstrating both the layout of the playground as well as the play equipment proposed. This information was reviewed by the Council's Landscape Architect, who also sought comments from the Parks Officer, who advised the following:

- Swing element has been removed and must be reinstated. Consideration should be given to the inclusion of more challenging and socially focused equipment.
- Consider adding armrests to some of the proposed benches to cater for the less able.
- Provide location and specification of proposed bins and play area signage.
- Please specify that timber equipment will be installed using galvanised steel footings.

- Provide details of the proposed stone to be used on gabions.

The applicant submitted a revised plan (ref. D3424-FAB-00-XX-DR-L-5000 T03) that addressed the majority of these issues; however, they advised that the reinstated swing be moved to the existing location of the roundabout to reduce movement between items of equipment and risk of collision. A final plan was submitted (ref. D3424-FAB-00-XX-DR-L-5000 T04) with the swing located in a more suitable position within the play area and confirmation provided that anti-wrap bearings would be used. During a meeting with the Council's Landscape Architect it was confirmed that the details provided were now sufficient to enable discharge of Condition 12.

The requirements of Condition 12 have therefore been satisfied.

Recommendation: Application Permitted

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: DISC/26/0228

(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
Supporting Docs	Construction Management Plan	486430 REV F	14.10.2026
Supporting Docs	Dust Management Plan	486430 REV B	06.10.2026
Supporting Docs	Demolition Environmental Plan	NONE	28.08.2026
Supporting Docs	Arboricultural Method Statement and Tree Protection Plan	NONE	17.07.2026
Supporting Docs	Land Contamination Assessment	3750851/Phase3/1	17.07.2026
Supporting Docs	Remediation Method Statement	3750963/RMS/1	17.07.2026
Supporting Docs	Addendum Site Investigation Report	LP2575	17.07.2026
Supporting Docs	Project Management Plan	HSE 047 Issue 51	28.08.2026
Plans	Play - Detailed Design	17100-FAB-XX-XX-D-L-5000 T04	20.10.2026
Plans	Landscape & Utilities Coordination Plan	17100-FAB-XX-XX-D-L-1008 PL03	20.10.2026
Plans	Traffic Management Plan	NONE	28.08.2026
Supporting Docs	Bird Hazard Management Plan	552977cp14Jul26_FV04_BHMP	21.09.2026
Supporting Docs	Foundation Works Risk Assessment	3751280/FWRA R01 00	07.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 03/11/2026

Authorising Officer sign/initial Adrian Smith Date: 05/11/2026