Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1512
Land Adjacent Railway Cottages and Pulborough Railway Station, Stopham Road, Pulborough, West Sussex,

DESCRIPTION:
Non-Material Amendment to previously approved application DC/16/0728 as amended by DC/26/0619 (removal of Conditions 15 and 16) and previously amended under DC/22/0661 (variation of Condition 1 of previously approved application DC/16/0728) and as amended by DC/21/1535 (variation of Conditions 3 and 5). Addition of Sub-station and revised ground floor levels to units 1 and 12 and additional sustainability measures.

DETAILED DESCRIPTION:
Sustainability
Inset PV panels added to achieve an "A" rated energy performance across the entire site
29 EV charging points added, future proofing the entire site
Buildability
Level change to Unit 1 (150mm higher) and Unit 12 (100mm lower).
Substation added, which is the result of further design progression and is an essential requirement

RELEVANT PLANNING HISTORY:

DISC/21/0052	Discharge of planning obligation to approved application DC/16/0728, in relation to Schedule 2, Part 5, Item 1	Application Permitted on 25.05.2021
DC/21/1535	Variation of Conditions 3 and 5 of previously approved application DC/16/0728 (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road), to enable the development (including drainage works) to commence not more than six months prior to the details of the proposed access being agreed to and approved in writing by the Local Planning Authority.	Application Permitted on 26.10.2021
DISC/21/0217	Approval of details reserved by conditions 7, 8, 9, 10 (car park only), 11 (car park only) and 12 to approved application DC/21/1535	Application Permitted on 28.10.2021
DISC/21/0252	Approval of details reserved by condition 6 to approved application DC/21/1535	Application Permitted on 09.11.2021
DC/22/0527	Application Reference Number: DC/16/0728 Date of Decision: 12/08/2018 on Condition Number(s): 1. Approved plans Conditions(s) Removal: Minor changes to the consented scheme are proposed as part of this application comprising changes to site fencing, a revised mix of proposed	

	accommodation and changes required to ensure compliance, buildability, and ease of maintenance. N/A	
DC/22/0661	Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix.	Application Permitted on 02.06.2025
S106/22/0010	Variation of S106 agreement relating to DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the tenure mix of proposed accommodation to provide for 100% affordable housing including replacement of all shared ownership dwellings with social rented dwellings.	Application Permitted on 23.06.2026
DISC/23/0130	Approval of details reserved by condition 10 and 11 to approved application DC/16/0728 (as amended by DC/21/1535).	Application Refused on 05.12.2024
DC/26/0619	Removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings.	Application Permitted on 11.08.2026
DISC/26/0230	Application for Approval of Details Reserved by Condition 9 (foul sewerage disposal) and 10 (surface water disposal) to approved application DC/26/0619 (Removal of Conditions 15 and 16 of DC/22/0661 (Variation of Condition 1 of DC/16/0728 (as amended by DC/21/1535) (23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings).	Split Decision on 01.10.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 30 - Protected Landscapes
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 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Pulborough Neighbourhood Plan (2025)
Policy 1: A Spatial Plan for the Parish
Policy 13: Community Facilities
Policy 15: Design
Policy 16: Water Neutrality

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs

Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:
Pulborough Parish Design Statement

Planning Advice Notes:
Shaping Development in Horsham
Biodiversity and Green Infrastructure

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.

REPRESENTATIONS RECEIVED:
Pulborough Parish Council: *Can you tell me why I have not received the above application to take to a planning meeting for comment?*

NB. Reply sent that explained HDC does not consult Parish on NMAs as standard.

PLANNING ASSESSMENT
The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The proposal includes several amendments:

- The installation of solar panels, with storage batteries at ground level for most dwellings including the proposed flats.
- The installation of electric vehicle charging throughout the site.
- The installation of a substation.
- The increase in height of units 1 by 150mm and decrease in height of unit 12 by 100mm.

Solar panels

The Applicant's agent has confirmed that the solar panels are expected to replace the previously proposed rooftiles, flush with the roof finish. None are proposed on flat rooves. While the addition of the solar panels changes the roofscape appearance this is minor in nature given the exchange of panels with roof tiles. Plots 13 20 include solar panels on the rear roof. While this may result in some additional reflection towards no.1&2 Railway Cottages it is not expected to cause unacceptable harm

given the distance between the properties. Notwithstanding this both the flats and dwellinghouses proposed benefit from permitted development rights under the General Permitted Development Order. The solar panels themselves are not located within a Conservation Area or a listed building/within the curtilage of a listed building.

Schedule 2, Part 14 of the GPDO allows for the installation of solar panels on pitches rooves (as proposed here). The Applicant's Agent has provided the information required to confirm the solar panel design would likely be considered permitted development, were they added once the development was built and occupied. Further to this the solar panels are located high up on the properties, primarily set to the rear and side elevations of the properties and some distance away from neighbouring properties. Given this is considered the panels are located in a manner which minuses the effect on the external appearance of the buildings and the impact on the amenity of the area.

Alongside the solar panels PV storage batteries at ground level are proposed, these are low level and minor in nature. As such they not expected to materially change the appearance of the site.

Electric Vehicle Charging

The addition of electric vehicle charging is not unexpected in new development and would not unacceptably detract from the character and appearance of the approved proposal.

Sub-Station

A substation is proposed to the south-east of the site along the boundary with no.2 Railway Cottages. A prefab GRP enclosure is proposed which is widely used for small transform installations. Given the enclosure, small scale of the unit and its location within a car park area, the proposal is considered low scale and non-material in nature.

Development Heights

Officers note that the finished floor levels have been secured under DC/21/1535 and the variations thereafter to be as approved under DISC/21/0217, unless alternative floor levels for that phase have been approved by the Local Planning Authority, prior to the commencement of the phase.

The reduction of Unit 12 would not increase the impact of the proposal; it is therefore considered non-material in nature. The increase in height of Unit 1 is very minimal in nature and is not expected to result in a material impact given the limited change within the wider site.

Conclusion:

The proposed amendments would not appreciably impact on the appearance of the building or amenities of adjacent occupiers set against the wider concept and development proposals, and neither would the amendments give rise to other material impacts including realisation to the design standard and quality as it was originally approved (and including impact on immediate townscape environment and designed heritage assets (the nearest Listed Building(s) and Conservation Area, and wider landscape setting in the South Downs National Park and its special qualities and features), or prejudice any planning merit to the proposal nor the public interest.
The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

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/26/1512
(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
Site plan		001 REV P13	21.09.2026
Plans	Proposed Plans and Elevations, Plots 1, 2 and 3	003 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 4, 5, 24 and 25	004 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 27 and 28	005 REV P03	21.09.2026
Plans	Proposed Plans and Elevations, Plots 6, 7 and 8	006 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 9, 21 and 26	009 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 10 and 11	010 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 12a and 12b	012 REV P5	21.09.2026
Plans	Proposed Floor Plans, Plots 13-20	013 REV P10	21.09.2026
Plans	Proposed Elevations, Plots 13-20	014 REV P06	21.09.2026
Plans	Proposed plans and elevations, Plots 22 and 23	022 REV P06	21.09.2026
Details plan	Substation EDS 07-3102.01 rev C	EDS 07-3102.01 REV C	13.10.2026
Supporting Statement	Solar Panel Details		13.10.2026
Plans	UK Power Network Drawing		07.10.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 15.10.2026

Authorising Officer sign/initial Matthew Porter Date: 19-10-2025