Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1979
Rm Area 7, Mowbray Development Site

DESCRIPTION:
Removal of Condition 2 and 9 of previously approved application DC/21/1427 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale (amended design, tenure and layout)) relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/21/1427	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.(amended design, tenure and layout).	Application Permitted on 07.08.2025
DC/25/1705	Non Material Amendment to previously approved application DC/21/1427 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.(amended design, tenure and layout)) to vary the wording of Condition 2 to allow the commencement of works to dwellings with benefit of water neutrality credits.	Application Permitted on 07.11.2025
DC/25/1770	Non Material Amendment to previously approved application DC/21/1427 to remove Conditions 2 and 9 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.(amended design, tenure and layout)) To allow the commencement of works without regard to water neutrality requirements, subject to water neutrality position change.	Withdrawn Application on 27.11.2025
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

DESCRIPTION OF THE SITE

The site lies to the north of the A264, to the west of Rusper Road and relates to an existing field. For the surrounding area, to the north of the site, formerly there was a collection of commercial and residential buildings. All of these buildings have now been demolished, with the exception of Moathouse Farm. This is to be retained as part of the village centre. Old Holbrook is a rural road that lies to the west of the site, separated by a field. Here there are existing dwellings fronting Old Holbrook.

The site is part of the wider Land North of Horsham strategic site (now known as the Mowbray Development Site), which is allocated within the Horsham District Local Plan for development under Policies SD1 – SD9. Under DC/16/1677, outline planning permission 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. Under the outline planning permission, the area subject to this current Reserved Matters application is referred to as Reserved Matters Area 7 (RM Area 7). This area is to the south eastern part of Phase 1, which is currently under construction.

DESCRIPTION OF THE APPLICATION

Following the formal withdrawal of the Natural England Position Statement on 31st October, the applicant seeks the removal of conditions 2 and 9 which require the scheme to achieve water neutrality and to be undertaken in accordance with onsite water reduction measures.

The proposal therefore forms a s73 amendment to remove Conditions 2 and 9 of permission DC/21/1427. Currently, these conditions require the following:

Condition 2: Pre-Commencement Condition: *No development shall commence until either:*

i. Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary certificate to demonstrate water neutrality has been secured via the Sussex North Water Certification Scheme;
or

ii. Confirmation has been received in writing setting out that the offsite offsetting scheme ("the Cenergist Scheme") set out in the approved Water Neutrality Report (ref: 57841007/TG prepared by QuantumCE, received 06.06.2025) will be delivered, such confirmation to include the necessary s106 legal agreement to secure the delivery, retention and maintenance of the offsite offsetting scheme;
or

iii. A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation;
and

iv. The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme under parts ii) or iii) has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations addressed by the Natural England Position Statement of September 2021 and to satisfy the Authority's duties pursuant to the Protection of Habitats and Species Regulations 2017 (as amended) at Regulation 63.

Condition 9: Regulatory Condition: *The development hereby permitted shall be undertaken in full accordance with the on-site measures of the approved Water Neutrality Statement (Quantum CE report ref: 57841007/TG). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water*

neutrality strategy for the on-site measures for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

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 15 – Strategic Policy: Housing Provision
Policy 16 – Strategic Policy: Meeting Local Housing Needs
Policy SD1 - Strategic Policy: Land North of Horsham
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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

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

Other Relevant Guidance:
- HDC Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
- 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)

RELEVANT NEIGHBOURHOOD PLAN:
The Mowbray Development Site falls within the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation. The Rusper Parish Neighbourhood Plan has been made (November 2020) and 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

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 Arboriculture: No comment

HDC Drainage: No comment

HDC Landscape: No comment

EXTERNAL CONSULTATIONS

Gatwick Airport: No Objection
The proposals have been examined from an aerodrome safeguarding perspective, and they do not conflict with safeguarding criteria

Southern Water: No Comment
Conditions do not relate to drainage.

WSCC Archaeology: No Objection
As the proposals do not have any archaeological implications, I have no objections.

WSCC Lead Local Flood Authority: No Objection
The conditions do not relate to surface water drainage.

WSCC Highways Authority: Advice
Conditions 2 and 9 relate to non-highway matters.

Natural England: No Comment
Natural England currently has no comment to make on the Removal of Condition 2 and 9.

PUBLIC CONSULTATIONS
Representations:
None received

Parish Comments:
North Horsham Parish Council: No Objection.

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 National Planning Policy Framework 2024 and relevant Planning Practice Guidance (updated) states within the Flexible Options for Planning Permissions (March 2014), that an application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.

The main matters for consideration arising from this application under section 73 of the Town and Country Planning Act, changes the schemes water consumption and the potential adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. No physical works are proposed, and no amendments are sought to any other plans or conditions previously imposed in respect of DC/21/1427.

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 10th 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 1st November 2025, will not exceed 312,418 litres per person 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.]

Notwithstanding this, it is considered appropriate to limit the water usage of each dwelling to no more than 110 litres per person per day to ensure continued accordance with HDPF Policy 37. This can be secured by way of suitably worded planning condition.

Conclusions:
As set out above, consent is sought under Section 73 of the Town and Country Planning Act to remove conditions 2, and 9 of the previously approved application DC/21/1427 in their entirety, as the requirements of Water Neutrality are no longer necessary given the formal withdrawal of the Natural England position statement on October 31st 2025.

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

Recommendation: Application Permitted

Conditions:

2 **N/A**

3 **Pre-Occupation Condition**: Prior to occupation of any dwelling hereby approved, the electric vehicle charging provision, as indicated on drawing no:0045-HTA-00-PL-DR-A-1028 Rev D, shall be provided and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

4 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the following plans and measures:

- An updated plant schedule specifying plant numbers.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Coordination of boundary treatments plans with ecological enhancement measures set out in the Ecological Mitigation and Management Plan, dated June 2025.
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals such as retaining walls, banking etc - including cross sections where necessary.
- Proposed locations of tree root barriers in relation to proposed and existing functional services.

The approved landscaping scheme shall be fully implemented in accordance with the approved details 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 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).

5 **Pre-Occupation Condition**: Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling, as shown on drawing no: 0045-HTA-00-PL-DR-A-1029 D, shall be provided and thereafter retained as such.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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).

7 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **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 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).

9 **N/A**

10 **Regulatory Condition**: The development shall be implemented in accordance with details of the air source heat pumps received on the 3rd August 2025, drawing: 0045-HTA-00-PL-DR-A-1010.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policy SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on drawing no. MOW-PLA-BM-001 Rev A, unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

12 **Regulatory Condition**: The development hereby permitted shall be implemented fully in accordance with the approved Arboricultural Impact Assessment and Method Statement.

Reason: To ensure the satisfactory protection of trees in the interests of amenity and nature conservation and in accordance with Policy SD1, SD6 and 31 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The development hereby permitted shall be implemented fully in accordance with the approved Drainage Streety Report (P21-483 rev P05 dated 11/07/2025) and accompanying plans.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Mitigation and Management Plan (Bioscan, June 2025) and Construction Environmental Management Plan (RLRE, May 2025) as already

submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy SD6 and 31 of the Horsham Development Framework.

15 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no roof extensions falling within Class B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development and to protect the amenities of the adjoining properties and in accordance with Policy SD7 and 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no hardstandings, gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development in accordance with Policy SD7, 33 and 41 of the Horsham District Planning Framework (2015).

17 **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).

Note to Applicant
Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks notice. For crane queries/applications please email gal.safeguarding@gatwickairport.com The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from http://www.aoa.org.uk/policy-campaigns/operations-safety/

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

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/25/1979
(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
Location plan		2153A-01L	17.06.2021
Location plan	RM Site Location Plan	0045 HTA 00 PL DR A 1000 Rev A	06.06.2025
Details plan	Existing Site with Levels	0045 HTA 00 PL DR A 1002 Rev A	06.06.2025
Details plan	Proposed Site Layout	0045 HTA 00 PL DR A 1010 Rev M	06.06.2025
Details plan	Proposed Roof Plan	0045 HTA 00 PL DR A 1011 Rev F	06.06.2025
Details plan	Illustrative Site Layout	0045 HTA 00 PL DR A 1012 Rev E	06.06.2025
Details plan	Car Parking	0045 HTA 00 PL DR A 1020 Rev D	06.06.2025
Details plan	Cycle Storage	0045 HTA 00 PL DR A 1021 Rev D	06.06.2025
Details plan	Recycling and Waste	0045 HTA 00 PL DR A 1022 Rev D	06.06.2025
Details plan	Boundary Treatments	0045 HTA 00 PL DR A 1023 Rev D	06.06.2025
Details plan	Tenure Locations	0045 HTA 00 PL DR A 1024 Rev H	06.06.2025
Details plan	Proposed Levels	0045 HTA 00 PL DR A 1025 Rev D	06.06.2025
Details plan	Electric Vehicle Charging	0045 HTA 00 PL DR A 1028 Rev D	06.06.2025
Details plan	Proposed Locations of Fire Hydrants	0045 HTA 00 PL DR A 1029 Rev D	06.06.2025
Details plan	Street Elevations (Sections A-A, B-B, C-C, D-D, E-E)	0045 HTA 00 GS DR A 3000 Rev G	06.06.2025
Details plan	Street Elevations (Sections F-F, G-G, H-H, I-I, K-K)	0045 HTA 00 GS DR A 3001 Rev E	06.06.2025
Details plan	H-2B3P-T1-Plans	0045 HTA 00 PL DR A 1100 Rev D	06.06.2025
Details plan	H-2B3P-T1-Elevations-Gable fronted-End Terrace	0045 HTA 00 EL DR A 2100 Rev D	06.06.2025
Details plan	H-2B3P-T1-Elevations-Eaves	0045 HTA 00 EL	06.06.2025

	fronted- End Terrace	DR A 2101 Rev D	
Details plan	H-2B3P-T1-Elevations-Eaves fronted-Mid Terrace	0045 HTA 00 EL DR A 2102 Rev D	06.06.2025
Details plan	H-2B4P-T1-Plans	0045 HTA 00 PL DR A 1102 Rev E	06.06.2025
Details plan	H-2B4P-T1-Elevations-Gable fronted-End Terrace 1	0045 HTA 00 EL DR A 2105 Rev F	06.06.2025
Details plan	H-2B4P-T1-Elevations-Eaves fronted-Mid Terrace	0045 HTA 00 EL DR A 2106 Rev F	06.06.2025
Details plan	H-2B4P-T1-Elevations-Eaves fronted-Mid Terrace	0045 HTA 00 EL DR A 2107 Rev F	06.06.2025
Details plan	H-2B4P-T1-Elevations-Gable fronted-End Terrace 2	0045 HTA 00 EL DR A 2108 Rev D	06.06.2025
Details plan	H-2B4P-T1-Elevations-Gable fronted-Mid Terrace	0045 HTA 00 EL DR A 2109 Rev D	06.06.2025
Details plan	H-3B4P-T1-Plans	0045 HTA 00 PL DR A 1110 Rev D	06.06.2025
Details plan	H-3B4P-T1-Elevations-Gable fronted-End Terrace	0045 HTA 00 EL DR A 2110 Rev D	06.06.2025
Details plan	H-3B4P-T1-Elevations-Eaves fronted-End Terrace	0045 HTA 00 EL DR A 2111 Rev D	06.06.2025
Details plan	H-3B4P-T2-Plans	0045 HTA 00 PL DR A 1111 Rev D	06.06.2025
Details plan	H-3B4P-T2-Elevations-Eaves fronted-End Terrace 1	0045 HTA 00 EL DR A 2115 Rev D	06.06.2025
Details plan	H-3B4P-T2-Elevations-Eaves fronted-Mid Terrace	0045 HTA 00 EL DR A 2116 Rev D	06.06.2025
Details plan	H-3B4P-T2-Elevations-Eaves fronted-End Terrace 2	0045 HTA 00 EL DR A 2117 Rev D	06.06.2025
Details plan	H-3B4P-T3-Plans	0045 HTA 00 PL DR A 1112 Rev D	06.06.2025
Details plan	H-3B4P-T3-Elevations-Gable fronted-End Terrace	0045 HTA 00 EL DR A 2120 Rev D	06.06.2025
Details plan	H-3B4P-T3-Elevations-Gable fronted-Mid Terrace	0045 HTA 00 EL DR A 2121 Rev D	06.06.2025
Details plan	H-3B4P-T4-Plans	0045 HTA 00 PL DR A 1113 Rev D	06.06.2025
Details plan	H-3B4P-T4-Elevations-Corner Turner	0045 HTA 00 EL DR A 2125 Rev D	06.06.2025
Details plan	H-3B4P-T5-Plans	0045 HTA 00 PL DR A 1114 Rev C	06.06.2025
Details plan	H-3B4P-T5-Elevations-Corner Turner	0045 HTA 00 EL DR A 2127 Rev C	06.06.2025
Details plan	H-3B5P-T1-Plans	0045 HTA 00 PL DR A 1115 Rev E	06.06.2025
Details plan	H-3B5P-T1-Elevations-Gable fronted-End Terrace	0045 HTA 00 EL DR A 2130 Rev E	06.06.2025
Details plan	H-3B5P-T1-Elevations-Eaves	0045 HTA 00 EL	06.06.2025

	fronted-End Terrace	DR A 2131 Rev E	
Details plan	H-3B5P-T1-Elevations-Eaves fronted-Mid Terrace	0045 HTA 00 EL DR A 2132 Rev D	06.06.2025
Details plan	H-3B5P-T2-Plans	0045 HTA 00 PL DR A 1116 Rev D	06.06.2025
Details plan	H-3B5P-T2-Elevations-Eaves fronted- End Terrace	0045 HTA 00 EL DR A 2135 Rev D	06.06.2025
Details plan	H-3B5P-T2-Elevations-Eaves fronted-Mid Terrace	0045 HTA 00 EL DR A 2136 Rev D	06.06.2025
Details plan	H-3B5P-T3-Plans	0045 HTA 00 PL DR A 1117 Rev D	06.06.2025
Details plan	H-3B5P-T3-Elevations-Gable fronted-End Terrace	0045 HTA 00 E LDR A 2140 Rev D	06.06.2025
Details plan	H-3B5P-T4-Plans	0045 HTA 00 PL DR A 1118 Rev D	06.06.2025
Details plan	H-3B5P-T4-Elevations-Corner Turner	0045 HTA 00 EL DR A 2145 Rev D	06.06.2025
Details plan	H-3B5P-T5-Plans	0045 HTA 00 PL DR A 1119 Rev C	06.06.2025
Details plan	H-3B5P-T5-Elevations-Corner Turner	0045 HTA 00 EL DR A 2147 Rev C	06.06.2025
Details plan	H-3B6P-T1-Plans	0045 HTA 00 PL DR A 1120 Rev E	06.06.2025
Details plan	H-3B6P-T1 & H-4B7P-T1-Elevations-Gable fronted-End Terrace 1	0045 HTA 00 EL DR A 2150 Rev F	06.06.2025
Details plan	H-3B6P-T1 & H-4B7P-T1-Elevations-Gable fronted-Mid Terrace	0045 HTA 00 EL DR A 2151 Rev F	06.06.2025
Details plan	H-3B6P-T1 & H-4B7P-T1-Elevations-Gable fronted-End Terrace 2	0045 HTA 00 EL DR A 2153 Rev E	06.06.2025
Details plan	H-3B6P-T2-Plans	0045 HTA 00 PL DR A 1121 Rev D	06.06.2025
Details plan	H-3B6P-T2 & H-4B7P-T2-Elevations-Corner Turner	0045 HTA 00 EL DR A 2155 Rev C	06.06.2025
Details plan	H-4B7P-T1-Plans	0045 HTA 00 PL DR A 1122 Rev C	06.06.2025
Details plan	H-4B7P-T2-Plans	0045 HTA 00 PL DR A 1123 Rev C	06.06.2025
Details plan	Apartment Block Type I (Plans)	0045 HTA 00 PL DR A 1200 Rev C	06.06.2025
Details plan	Apartment Block Type I (Elevations)	0045 HTA 00 EL DR A 2200 Rev D	06.06.2025
Details plan	Apartment Block Type L1 (Plans)	0045 HTA 00 PL DR A 1210 Rev D	06.06.2025
Details plan	Apartment Block Type L1 (Elevations)	0045 HTA 00 EL DR A 2210 Rev E	06.06.2025

Details plan	Apartment Block Type L2 (Plans)	0045 HTA 00 PL DR A 1220 Rev D	06.06.2025
Details plan	Apartment Block Type L2 (Elevations)	0045 HTA 00 EL DR A 2220 Rev E	06.06.2025
Details plan	Apartment Block Type C (Plans)	0045 HTA 00 PL DR A 1240 Rev D	06.06.2025
Details plan	Apartment Block Type C (Elevations)	0045 HTA 00 EL DR A 2240 Rev E	06.06.2025
Details plan	General Schedule of Accommodation	0045 HTA 00 XX SA A 6001 Rev J	06.06.2025
Details plan	Combined Services Drawing	X547-RM7-CSD-01 Rev H	06.06.2025
Details plan	Hard Landscaping Plan	0045-HTA-00-PL-DR-L-1001 Rev F	06.06.2025
Details plan	Soft Landscape Plan	0045-HTA-00-PL DR--1002 Rev G	06.06.2025
Details plan	Services and Tree Plan	0045-HTA-00-PL - DR - L -1003 Rev G	06.06.2025
Details plan	Tree Pit in Soft Landscape	0045-HTA-00-PL-DR-L-1004 Rev C	06.06.2025
Details plan	Planting Schedule	L&G-NHS_HTA-L-SP Rev C	06.06.2025
Details plan	Hard Landscape Outline Specification	L&G-NHS_HTA-L_SP Rev D	06.06.2025
Details plan	Construction Environmental Management Plan	21483-RLL-23-XXRP-O-0001-Rev P03	06.06.2025
Supporting Statement		NONE	22.10.2025

Schedule of plans/documents **not approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 19.01.2026

Authorising Officer sign/initial J Hawkes Date: 20.01.2026