Horsham District Council

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Application Number: DC/25/1883

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

On behalf of: Co-operative Group Food Limited

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of Condition 10 of previously approved application DC/15/0860 (S.73 application for the variation of condition 13 to allow for extended opening hours (DC/04/1901 dated 11/10/2004)) relating to extended delivery hours for newspaper and magazine deliveries only.

Lintot Square Coop, Fairbank Road, Southwater, West Sussex

to be carried out in accordance with Application No. DC/25/1883 submitted to the Council on 17/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 25/02/2026

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Drawing Number	Received Date
Location plan	Drwg no. 100A	Received: 27.08.2004
Location & Block plan	Drwg no. 101G	Received: 27.08.2004
Details plan	Drwg no. 240C	Received: 27.08.2004
Details plan	Drwg no. 241	Received: 27.08.2004
Details plan	Drwg no. 400C	Received: 27.08.2004
Details plan	Drwg no. 401C	Received: 27.08.2004

Details plan	Drwg no. 402D	Received: 27.08.2004
Details plan	Drwg no. 510F	Received: 27.08.2004
Details plan	Drwg no. 511F	Received: 27.08.2004
Details plan	Drwg no. 513H	Received: 27.08.2004
Details plan	Drwg no. 600A	Received: 27.08.2004
Details plan	Drwg no. 603G	Received: 27.08.2004
Details plan	Drwg no. 700B	Received: 27.08.2004
Details plan	Drwg no. 720B	Received: 27.08.2004
Details plan	Drwg no. 800A	Received: 27.08.2004
Details plan	Drwg no. 802D	Received: 27.08.2004
Details plan	Drwg no. 900C	Received: 27.08.2004
Details plan	Drwg no. 902E	Received: 27.08.2004
Details plan	Drwg no. 912D	Received: 27.08.2004
Details plan	Drwg no. 1000D	Received: 27.08.2004
Details plan	Drwg no. 1001D	Received: 27.08.2004
Details plan	Drwg no. 1012C	Received: 27.08.2004
Details plan	Drwg no. 1100A	Received: 27.08.2004
Details plan	Drwg no. 1101A	Received: 27.08.2004
Details plan	Drwg no. 1102H	Received: 27.08.2004
Details plan	Drwg no. 1200C	Received: 27.08.2004
Details plan	Drwg no. 1202D	Received: 27.08.2004
Details plan	Drwg no. 1302F	Received: 27.08.2004
Details plan	Drwg no. 1305A	Received: 27.08.2004
Details plan	Drwg no. 1306A	Received: 27.08.2004
Details plan	Drwg no. 1400C	Received: 27.08.2004
Details plan	Drwg no. 1402C	Received: 27.08.2004
Details plan	Drwg no. 1500F	Received: 27.08.2004
Details plan	Drwg no. 1501F	Received: 27.08.2004
Details plan	Drwg no. 1502F	Received: 27.08.2004
Details plan	Drwg no. 1505E	Received: 27.08.2004
Details plan	Drwg no. 300G	Received: 27.08.2004
Details plan	Drwg no. 301D	Received: 27.08.2004
Details plan	Drwg no. 330C	Received: 27.08.2004
Details plan	Drwg no. 331C	Received: 23.09.2004
Details plan	Drwg no. 340C	Received: 23.09.2004
Details plan	Drwg no. 341C	Received: 23.09.2004
Details plan	Drwg no. 103D	Received: 23.09.2004

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

2 No public address or other sound amplification system shall be installed or used without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities od nearby residents in accordance with Policy CP2 of the Council's Core Strategy 2007.

3 The supermarket hereby approved shall only be open for trading between the hours of 0700 and 2300 Monday to Saturday and 1000 to 1700 on Sundays and at no other time without the prior written approval of the Local Planning Authority."

Reason: To safeguard the amenities of nearby residents in accordance with Policy CP2 of the Council's Core Strategy 2007.

4 The restaurant bar hereby permitted shall not be open other than between the hours of 7.30 am and 11.00 pm Monday to Thursday, 7.30 am to midnight Fridays and Saturdays and 10.00 am to 10.30 pm Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby residents in accordance with Policy CP2 of the Council's Core Strategy 2007.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or Orders amending or revoking and re-enacting the same, the offices hereby permitted shall be used for B1 purposes only.

Reason: To retain office accommodation in accordance with Policy DC19 of the General Development Control Policies 2007

6 The approved parking areas shall be permanently retained for the parking of vehicles and shall not thereafter be used for any other purpose.

Reason: To ensure that adequate and safe provision is made for the accommodation of vehicles clear of the highway in accordance with Policy DC40 of the General Development Control Policies 2007

7 The refuse storage areas and enclosures as illustrated on drawing number 24 received 27.08.04 shall be provided prior to the first occupation of Blocks B - F and shall thereafter be permanently retained for the purpose of refuse storage only.

Reason: In the interest of ensuring the provision of refuse storage facilities to meet the needs of the development.

8 The service roads at the rear of Blocks B - F shall be used for servicing purposes between the hours of 7am to 10 pm only and shall not be used outside this period by service vehicles unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy CP2 of the Council's Core Strategy 2007.

9 The collection of refuse from the refuse storage areas at the rear of Blocks B to P shall take place between the hours of 7 am to 6 pm Monday to Saturday only and at no time on Sunday unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy CP2 of the Council's Core Strategy 2007.

10 Other than non-HGV vehicles delivering newspapers only, the supermarket hereby approved shall only be serviced between the hours of 7.00 am to 10.00 pm Monday to Saturday and 10.00 am to 5.00 pm Sunday unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy CP2 of the Council's Core Strategy 2007.

11 All deliveries carried out outside of the hours referred to in condition 10 shall at all times be carried out in accordance with the Noise Management Plan within the submitted Delivery Noise Impact Assessment (Noise Solutions Ltd 17th October 2025) which shall be implemented and complied with thereafter for the duration of the use/development.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.