



James Taylor
Stantec UK Limited
2 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AQ

Application Number: DC/26/0012

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

On behalf of: c/o Agent, Legal & General (Strategic Land North Horsham) Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure

Sports Hub Sub-Phase, Mowbray, Wimland Road, Faygate, West Sussex

to be carried out in accordance with Application No. DC/26/0012 submitted to the Council on 06/01/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 17/04/2026

- 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	Description	Drawing Number	Received Date
Location plan		DR-0001 REV S5-P1	06.01.2026
Plans		23-136-1F	06.01.2026

Plans	Landscape and General Arrangement	DR-2002 REV P2	06.01.2026
Plans	Planting Proposals 1 of 3	DR-2003 REV P1	06.01.2026
Plans	Planting Proposals 2 of 3	DR-2004 REV P2	06.01.2026
Plans	Planting Proposals 3 of 3	DR-2005 REV P2	06.01.2026
Plans	Hard Surfaces Furniture and Boundary Treatments 1 of 3	DR-2006 REV P1	06.01.2026
Plans	Hard Surfaces Furniture and Boundary Treatments 2 of 3	DR-2007 REV P1	06.01.2026
Plans	Hard Surfaces Furniture and Boundary Treatments 3 of 3	DR-2008 REV P2	06.01.2026
Plans	Trees and Hedges	DR-2009 REV S4-P1	06.01.2026
Plans	Shrubs and Scrub	DR-2010 REV S4-P1	06.01.2026
Plans	Marginals and Bulbs	DR-2011 REV S4-P1	06.01.2026
Plans	Surfaces and Furniture palette	DR-2012 REV S4-P1	06.01.2026
Plans	Existing Topography and Indicative Proposed levels	DR-2013 REV S4-P2	06.01.2026
Plans	Illustrative Landscape Sections A-D	DR-2014 REV S4-P1	06.01.2026
Plans	Sports Hub Stadium Stand and Elevations	DR-2015 REV S5-P1	06.01.2026
Supporting Statement	Landscape	2898-5-2-29-LS-2001-S5 REV P1	06.01.2026
Supporting Statement	Landscape and Ecological Management Plan - Parts 1 and 2 of 2	2898-5-4-LM-2001-S5 REV P1	06.01.2026
Supporting Statement	Landscape Specification	2898-5-4-SP-2001-S4 REV P1	06.01.2026
Plans	Timber Cleft 3 rail	0002 S5-P5	06.01.2026
Plans	Timber knee rail	0005 S5-P4	06.01.2026
Plans	Benches seat and picnic tables	0001 S5-P5	06.01.2026
Plans	Cycle stand	0002 S5-P4	06.01.2026
Plans	Dog waste bin	0004 S5-P5	06.01.2026
Plans	Lighting	0005 S5-P4	06.01.2026
Plans	Litter bin	0007 S5-P4	06.01.2026
Plans	Timber bollard	0009 S5-P4	06.01.2026
Plans	Tree Planting details	0001 S5-P6	06.01.2026
Plans	Tree Planting details	0002 S5-P5	06.01.2026
Plans	Tree Planting details	0003 S5-P5	06.01.2026
Plans	Tree Planting details - Hard surfaces	0004 S5-P4	06.01.2026

Plans	Tree Grilles	0005 S5-P3	06.01.2026
Plans	Proposed Sports Pavillion	P103 REV J	06.01.2026
Plans	Proposed Sections	P104 REV E	06.01.2026
Plans	Proposed ball stop net system and fencing	P105 REV D	06.01.2026
Plans	Proposed Toilet Block	P110 REV C	06.01.2026
Plans	Berm	OT-NH-D-TF07	06.01.2026
Plans	Table top	OT-NH-D-TF14	06.01.2026
Plans	Roller Double	OT-NH-D-TF16	06.01.2026
Plans	Track layout	OT-NH-D-001	06.01.2026
Plans	Roller	OT-NH-D-TF08	06.01.2026
Plans	Skatepark	GENH03	06.01.2026
Plans	Skatepark	GENH04	06.01.2026

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

- 2 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the potential installation of CCTV have been submitted to and approved in writing by the Local Planning Authority. The details shall be installed prior to the first use of the facility and thereafter retained as such.

Reason: To ensure the safety of users of the Sports Hub and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a signed Community Use Agreement has been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure a suitable Community Use Agreement is in place in accordance with Policy 32 of the of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Notwithstanding the submitted Car Park Management Plan, no senior first team matches shall take place on the artificial grass pitch until an updated Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan shall detail:
- How the on-site car park is to be managed on first team matchdays (including alongside all other uses/events at the Sports Hub),
 - Those measures that are to be implemented to manage off-site car parking demands on first team matchdays (including details of any agreements with other landowners, where relevant),
 - Any necessary increase in the number and availability of disabled user parking spaces to meet anticipated short term demand on matchdays, and
 - A means of monitoring and updating the Car Parking Management Plan.

The Car Parking Management Plan shall be implemented thereafter for all senior first team matches on the artificial grass pitch.

Reason: To provide a means of safely managing car parking demands when demand is likely to outstrip onsite capacity, to accord with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking (including electric vehicle charging points) and cycle parking facilities

serving it have been constructed and made available for use in accordance with approved drawings. The parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles and vehicles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply 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).

- 7 **Regulatory Condition:** The floodlighting hereby permitted shall not be in use except between the hours of 08:00 and 21:15 daily between April and October and 08.00 and 22.30 between November and March.

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

- 8 **Regulatory Condition:** The proposal shall be implemented in accordance with the approved Arboricultural Impact Assessment and Method Statement November 2025 (ref: Sports Hub - BS:5837 AIA / AMS).

Reason: To ensure a satisfactory development and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The Bird Hazard Management Plan dated 20th March 2026 shall be implemented as approved upon completion of the SUDS area and shall remain in force for the life of the SUDS. 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 minimise potential danger to aircraft from bird hazards in accordance with Policy 33 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 Ecology Mitigation and Management Plan (Derek Finnie Associates, November 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 31 of the Horsham Development Framework.

- 11 **Regulatory Condition:** The approved landscaping scheme shall be fully implemented in accordance with the approved details. 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 ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Notes to Applicant:

Cranes

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 visit Crane Permits (gatwickairport.com) or email cranes@gatwickairport.com

Ordinary Water Consent

Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require the Ordinary Watercourse Consent. Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers. More information is available via this link:

<https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/#>

Sussex Police

The applicant is referred to Sussex Police's comments with reference to the guidance within 'Secured by Design.' The applicant is also advised to seek the advice of Sussex Police Counter Terrorist Security advisers and Licensing Team on the proposal.

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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>.