



**Horsham
District
Council**

Amon Yiu
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One Chapel Place
London
W1G 0BG

Application Number: DC/26/0430

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

On behalf of: Generator (Horsham) 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:

Removal of Condition 33 of previously approved application DC/23/1178 (Outline planning application with all matters reserved save for access for the development of a Sports and Leisure Hub including the provision of communal facilities, nursery, Golf College, sports club house (containing Health & Fitness spa, changing facilities and food & beverage) and an educational facility for Warren Clark Golfing Dreams (Use Classes E, F1 & F2); a local centre containing a convenience store and co-working space (Use Classes E & F2); the provision of supporting landscaping, open space and related infrastructure; outdoor sports and leisure provision comprising Driving Range, reprovision of golf (including supporting golf facilities) and hockey (including pitches and training area) (Use Class F2) and up to 800 dwellings (Use Class C3).) relating to the removal of the requirement to submit details of water supply.

Horsham Golf Park, Denne Park, Horsham, West Sussex

to be carried out in accordance with Application No. DC/26/0430 submitted to the Council on 10/03/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 23/04/2026

- 1 Details of the layout of the development, the scale of each building, the appearance of each building, access within the site and the landscaping of the development, ("the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.
- 2 Any application for approval of the reserved matters shall be made to the Local Planning Authority no later than 11th July 2028.

- 3 The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Sustainable Travel Opportunities 05, Swept Path Analysis 22-TT044_06.1, Swept Path Analysis 22-T044_06.3, Proposed Signal Junction13C, Topographical Survey, Swept Path Analysis 22-T044_06.2, Floodlighting Scheme 01, Landscape Designations 5005, Location Plan 01 and Supplementary Drainage Strategy and Flood Risk Assessment Rev C.
- 5 The detailed design of the development proposed through Reserved Matters applications pursuant to this outline planning permission shall have regard to, and broadly accord with, the principles set out on the following parameter plans: Land Use 009-01 G, Density, 009-02 F, Building Heights, 009-03 F, Access & Movement 009-04 G and Green Infrastructure 009-05 G.
- 6 No development shall commence, including any demolition works, until a Phasing Plan (including phases and any sub-phases) for the development, including a description of the quantum and type of development anticipated to be delivered in each phase has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved Phasing Plan.
- 7 Prior to or as part of the submission of the first application for approval of Reserved Matters, a site wide Design Strategy shall be submitted to and approved, in writing, by the Local Planning Authority. The Design Strategy shall include the following:
 - i. Details of the design principles of all buildings;
 - ii. Details of all design principle of all landscaped, community uses and open space areas;
 - iii. Indicative layouts,
 - iv. Details of external facing materials, boundary treatments and street furniture;
 - v. Approach to development near to the gas pipeline.
 - vi. Details of self/custom build units.
- 8 No development, including any preparation works prior to building operations, within any phase shall take place until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include, but not be limited to the following:
 - i. A site plan identifying location of site entrance and exit; areas on site for parking and turning for site personnel; areas on site for parking loading and unloading of plant and materials, and provision of on-site for turning for delivery and construction vehicles;
 - ii. Details of areas for the storage of plant and materials, including stock piles;
 - iii. Details of the form and location of any proposed temporary works compounds/welfare facilities;
 - iv. A programme of works (including details of the timing of deliveries, measures for traffic management/signage);
 - v. Details of any temporary fencing/hoardings to be provided;
 - vi. Details of the routing of construction and delivery vehicles to / from site;
 - vii. Details of hours of construction;
 - viii. Details of particle monitoring including site level actions;
 - ix. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination, and
 - x. Locations and details for the provision of wheel washing facilities and dust suppression facilities

The approved Construction and Transport Management Plan shall be adhered to throughout the duration of the construction period.

- 9
- a) No development or preliminary groundworks within any phase or sub-phase shall commence (other than demolition works) until a programme of archaeological trial trenching for that phase or sub-phase has been secured and undertaken in accordance with a written scheme of investigation, which has been submitted by the applicant, prior to or in conjunction with the first reserved matters application and approved by the Local Planning Authority.
 - (b) A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the Local Planning Authority following the completion of this work.
 - (c) In the event that the part of the site to which that phase or sub-phase relates is determined to be of archaeological significance, no development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the Local Planning Authority through its historic environment advisors.
 - (d) The applicant shall submit to the Local Planning Authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.
- 10
- No development within any phase or sub-phase shall commence including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site until a Construction Environmental Management Plan (CEMP: Biodiversity) has been 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).
 - 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 or similarly competent person.
 - h) An Arboricultural Impact Assessment & Method Statement
 - i) The 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.
- 11
- No development within any phase or sub-phase shall commence, other than demolition works, until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site within any phase or sub-phase 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.
 - b) An intrusive site investigation scheme, based on (b) 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 (including details on phasing) based on the results of the intrusive site investigation (c) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.
- The scheme shall be implemented as approved. Any changes to these components require the consent of the Local Planning Authority.

- 12 The relevant phase or sub-phase of the development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority a verification report that demonstrates the completion of the remediation scheme that is required pursuant to condition 11(c). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 11(c), unless otherwise agreed in writing by the Local Planning Authority.
- 13 Prior to the first occupation of the development, a detailed maintenance and management plan for all watercourses on site shall be submitted to and approved in writing by the Local Planning Authority and adhered to for the lifetime of the development. Where it is proposed to alter a watercourse, the details submitted must demonstrate there is adequate space for the watercourse to be naturalised and enhanced, that flood risk is suitably managed for all storms up to and include the 1 in 100 (1%) Annual Exceedance Probability plus climate change, that exceedance events of the channels do not impact the proposed development and that the watercourse and its exceedance routes are easily maintainable and accessible. The development shall be constructed in accordance with the approved details.
- 14 No development within any phase or sub-phase shall commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases within that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with approved method statement unless alternative measures have been subsequently approved by the Local Planning Authority.
- 15 No development within any phase or sub-phase shall commence until a detailed construction phase surface water management plan for that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details for the construction of each SuDS component as well as how they are to be protected from silt and debris during construction. The scheme shall subsequently be carried out in accordance with the approved details.
- 16 No phase or sub-phase shall be first occupied or occupied until details of the maintenance and management of the sustainable drainage scheme for that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development within that phase or sub-phase and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
 - i. a timetable for its implementation.
 - ii. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
 - iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation, management and maintenance of the sustainable drainage scheme, including any proposed funding arrangements for its management and maintenance throughout its lifetime. This will include the name and contact details of any appointed management company.
- 17 All development shall be constructed in accordance with the submitted and approved Supplementary Flood Risk Assessment and Drainage Strategy dated May 2025, this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above

any design flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

- 18 Prior to, or concurrently with the submission of each re-served matters application for any phase or sub-phase, a detailed surface water drainage scheme relating to that submission shall be submitted to and approved in writing by the Local Planning Authority, which shall include:
- i. Detailed drawings and hydraulic calculations demonstrating the incorporation of above ground source control features that meet the four pillars of SuDS;
 - ii. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features and any interaction with the surface water flow route; and
 - iii. The calculations shall demonstrate that critical storm duration will be limited to the runoff rate for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence as set out in supplementary Drainage Strategy and Flood Risk Assessment undertaken by Woods Hardwick Limited dated May 2025
 - iv. Ensuring no above ground flooding occurs up to and including the 1 in 100 (1%) plus climate change critical storm event.
 - v. Ensuring that all buildings have been provided with safe access and egress up to the 1 in 100 (1%) plus 45 % climate change surface water flood event.

The detailed design shall include:

- vi. construction drawings of the surface water drainage network;
- vii. associated sustainable drainage components; and
- viii. flow control mechanisms;

The scheme shall then be constructed in accordance with the approved drawings, method statement and hydraulic modelling calculations prior to the first occupation of the relevant phase or sub-phase of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

- 19 Upon completion of the relevant phase or sub-phase of the surface water drainage system, including any SuDS features, and prior to the first use of that phase or sub-phase of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition [2]. Where necessary, details of corrective work to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.
- 20 No dwelling shall be occupied until a scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the internal noise levels recommended in BS 8233:2014/WHO will be met. The dwellings shall be constructed in accordance with the approved details.
- 21 Prior to first occupation or first use of the development, a Biodiversity Compensation and Enhancement Strategy for protected and priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:
- Purpose and conservation objectives for the proposed compensation and enhancement measures;
 - detailed designs to achieve stated objectives;
 - locations of proposed compensation and enhancement measures by appropriate maps and plans;

- timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
 - persons responsible for implementing the compensation and enhancement measures;
 - details of initial aftercare and long-term maintenance (where relevant).
- The works shall thereafter be implemented in accordance with the approved details and shall be retained in that manner thereafter.

22 Prior to first occupation within any phase or sub-phase or first use of the development within any phase or sub-phase, a Landscape and Ecological Management Plan (LEMP) for that phase or sub-phase shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

23 Prior to first occupation within any phase or sub-phase or first use of the development within any phase or sub-phase a lighting design scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and how the lighting scheme will minimise disturbance. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

24 No part of the development shall be first occupied or use commenced until the site access junction and associated works onto B2337 Worthing Road as shown on drawing titled 'Proposed Signal Junction Arrangement', drawing number 13 revision C as included within the Transport Technical Note dated February 2024 have been fully constructed.

25 No part of the development shall be first occupied or use commenced until a scheme of walking and cycling improvements have been constructed in accordance with the indicative details shown on drawings 08.2, 08.3, and 08.4 as included within the Transport Addendum dated November 2023, and plans and details submitted to and approved in writing by the Local Planning Authority. The scheme of walking and cycling improvements shall be retained and maintained as such thereafter.

26 No part of the development shall be first occupied or use commenced until a scheme of walking and cycling improvements for public footpath 16681666, Coltstaple Lane, and Southwater Street as shown indicatively on drawing 08.1 within the Transport Addendum dated November 2023, along with a timetable for their construction have been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall thereafter be constructed in accordance with the approved details and timetable and be retained and maintained thereafter.

- 27 No part of the development shall be first occupied or use commenced until a 1.5 metre footway, unless otherwise agreed has been provided on Coltstaple Lane between public right of way 1668 and 1670, in accordance with plans and details and a timetable for its construction have been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall thereafter be constructed in accordance with the approved details and timetable and be retained and maintained thereafter.
- 28 No part of the development shall be first occupied until a safe and suitable walking and cycling improvements across the site to connect to Footpath 1666 have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided, the walking and cycling route shall be retained or, if temporary routes have been agreed during construction, an alternate suitable route is provided and retained in accordance with the agreed plans and details.
- 29 No part of the sports pitches shall be first used until a major events plan has been submitted to and approved in writing by the Local Planning Authority. The major events plan shall provide details of how any high attendance events (defined as events that are expected to attract more than 500 attendees) will be managed to limit the impact upon the local highway network. All major events shall thereafter be carried out in full accordance with the approved plan.
- 30 All non-domestic buildings shall meet the target of 'Very Good' of the Building Research Establishment Environmental Assessment Method.
- 31 Prior to the first occupation of any building within a phase or sub-phase, the necessary in-building physical infrastructure and external site infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the relevant buildings within that phase or sub-phase.
- 32 All relevant Reserved Matters applications shall set out how at least 15% of all new dwellings will achieve M4(2) of the optional requirements in Building Regulations and the 'Technical housing standards - nationally described space standard' (March 2015, as amended in May 2016), or any subsequent updated standard set by Central Government.
- 33 N/a
- 34 No dwelling shall be occupied until an Air Quality Mitigation Measures Report for that phase or sub-phase has been submitted and approved by the Local Planning Authority. The report shall outline all measures for the site wide proposal and state how the measures will be delivered within each phase of the development. The measures shall be implemented in accordance with the approved details and be retained as such thereafter.
- 35 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.

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>.