



Katie Parsons
RCA Regeneration Ltd
Unit 6 De Salis Court
Hampton Lovett Industrial Estate
Droitwich Spa
WR9 0QE

Application Number: DC/26/0619

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

On behalf of: Mona Johansson, Stonewater

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 Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings.

Former Allotment Gardens, Stopham Road, Pulborough, West Sussex

to be carried out in accordance with Application No. DC/26/0619 submitted to the Council on 16/04/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 11/08/2026

- 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
Supporting Statement	Roof, Floor & Elevations as Proposed - Plot 27-28	005 P9	16.12.2024

Floor plan		013 P9	16.12.2024
Elevation plan	Plots 13-20, as proposed	014 P5	16.12.2024
Elevation & Floor plan	Roof, plots 22-23, as proposed	022 P5	16.12.2024
Section plan	Site Section A as proposed	050 P3	16.12.2024
Section plan	Site Section B proposed	055 P3	16.12.2024
Elevation & Floor plan	Floor Roof and Elevations as proposed - Plots 1-3	003 P5	16.12.2024
Elevation & Floor plan	Floor, Roof & Elevations -Proposed - Plots 4,5,24,25	004 P5	16.12.2024
Elevation & Floor plan	Roof, plots 27-28, as proposed	001 P1	31.03.2022
Elevation & Floor plan	Roof, Floor and Elevations as Proposed - Plots 6-8	006 P5	16.12.2024
Elevation & Floor plan	Roof, floor & Elevations As Proposed - Plots 9, 21, 26	009 P5	16.12.2024
Elevation & Floor plan	Roof, plots 10-11, as proposed	010 P5	16.12.2024
Elevation & Floor plan	Roof, Floor & Elevations -Proposed - Plots 12A-12B	012 P5	16.12.2024
Plans	Drainage and external works, sheet 1	551 P1	31.03.2022
Plans	Drainage and external works, sheet 2	552 P1	31.03.2022
Plans	Drainage general arrangement, sheet 1	501 P1	31.03.2022
Plans	Drainage general arrangement, sheet 2	502 P1	31.03.2022
Plans	Drainage general arrangement, sheet 3	503 P2	31.03.2022
Location plan		002 P6	31.03.2022
Site plan		001 P10	16.12.2024

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

- 2 **Pre-Commencement Condition:** No development above ground floor slab level shall commence until the following off-site highways works have been commenced:
- installation of pedestrian controlled traffic signals under the Stopham Road railway bridge in accordance with details to be submitted to and agreed in writing by the LPA.
 - construction of laybys for parking of vehicles in connection with the residential occupation of Nos. 1-11 Stopham Road as shown indicatively on drawing number 1 676-Olc received by the LPA on 24th June 2016
 - erection of bollards and no-waiting restrictions to prevent parking on verges on Stopham Road, the extent of which is shown indicatively on drawing number 1676-Olc received by the LPA on 24th June 2016.

The above off-site highways works shall be completed within one year of the commencement of the works, or before the occupation of the first dwelling, whichever is sooner.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until the 30mph speed limit zone signage as shown indicatively on drawing number 1676-Olc received by the LPA on 24th June 2016 has been fully installed.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 4 **Pre-Commencement (Slab Level) Condition:** No development, other than drainage works (subject to discharging the relevant conditions), shall commence until the vehicular access serving the development has been constructed in accordance with the approved drawing 1676-02d received by the LPA on 20th June 2016.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 5 **Regulatory Condition:** All car park works shall be carried out and executed in full accordance with the car park specifications including details of layout, surfacing and lighting as approved by the Local Planning Authority under reference DISC/21/0252 unless alternative details have been submitted to and approved in writing, by the Local Planning Authority prior to above-ground works commencing. The car park shall thereafter be retained and maintained as approved.

Reason: In the interest of safety and to provide sufficient parking, in accordance with Policies and 41 of the Horsham District Planning Framework (Adopted November 2015).

- 6 **Regulatory Condition:** The development shall be carried out in accordance with the Construction Environmental Management Plan as approved under DISC/21/0217, unless an alternative Plan has been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area and in accordance with Policies 40 and 24 of the Horsham District Planning Framework (Adopted November 2015).

- 7 **Regulatory Condition:** The development shall be carried out in accordance with the Finished Floor Levels as approved under DISC/21/0217, unless alternative floor levels for that phase have been submitted to, and approved in writing, by the Local Planning Authority prior to commencement of that phase.

Reason: To control the development in detail in the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The development shall be carried out in accordance with the Ecological Mitigation and Management Plan (Arbtech 30.09.2021) as approved by the Local Planning Authority under reference DISC/21/0217 unless an alternative Plan has been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development.

Reason: To ensure protected species and biodiversity is protected and enhanced in accordance with Policy 31 of the Horsham District Planning Framework (Adopted November 2015).

- 9 **Pre-Commencement Condition:** Development shall not commence until a drainage strategy detailing the proposed means of foul sewerage disposal and an implementation timetable for the residential element of the development proposals has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 10 **Pre-Commencement Condition:** Development shall not commence until details of surface water disposal, based on sustainable drainage principles, and a timetable for delivery for the residential element of the development proposals has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The submitted details shall include details of management and maintenance responsibilities for the lifetime of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 11 **Regulatory Condition:** The development shall be carried out in accordance with the strategy for foul sewerage drainage (car park only) approved under reference DISC/21/0217 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase(s). The approved details shall be fully implemented in accordance with the approved timetable as agreed under DISC/21/0217 and shall thereafter be retained and maintained as approved.

Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 12 **Regulatory Condition:** The development shall be carried out in accordance with the strategy for surface water drainage (car park only) approved under reference DISC/21/0217 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase(s). The approved details shall be fully implemented in accordance with the approved timetable as agreed under DISC/21/0217 and shall thereafter be retained and maintained as approved.

Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 13 **Regulatory Condition:** The development shall be carried out in accordance with the strategy for dealing with contamination (including the presence of asbestos containing materials) not previously identified and found to be present at the site, as detailed within the Phase II Contamination Report (dated 23.08.2021) approved under DISC/21/0217 detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

- 14 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any dwelling shall be commenced unless and until a schedule of materials and finishes and

colours to be used for external walls and roofs of the buildings has been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

Reason: 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 33 of the Horsham District Planning Framework (2015)

15 N/A

16 N/A

17 **Pre-Occupation Condition:** No dwelling shall be first occupied until details of all screen walls and/or fences for the development have been submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted shall be occupied until such approved screen walls and/or fences associated with it have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

18 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until full details of all hard and soft landscaping works for the residential part of the development have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented no later than the first planting season following the first occupation of any part of the development and be completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

19 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 90 metres to the east and 2.4 metres by 142 metres to the west have been provided at the approved site vehicular access onto Stopham Road in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

20 **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking necessary to serve that dwelling has been constructed in accordance with drawing 001 P8 received by the LPA on 31/05/2022. These spaces, including garages, shall thereafter be retained at all times for the parking of vehicles in connection with the residential use of the dwelling.

Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).

21 **Pre-Occupation Condition:** No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 22 **Pre-Occupation Condition:** Prior to the initial occupation of the development hereby permitted, the provision of footways on the A283 Stopham Road, eastwards to Pulborough shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 23 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until dedicated cycle parking to serve that dwelling has been provided in accordance with details, to be submitted to and approved, in writing, by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.

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

- 24 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until provision for the storage of refuse/recycling bins has been made for that dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 25 **Pre-Occupation Condition:** Prior to their first occupation, each dwelling shall be provided with the necessary infrastructure to enable connection to high-speed broadband internet.

Reason: To ensure a sustainable development that meets the needs of future occupiers by providing a greater opportunity for home working and a reduction in car-based commuting and to comply with Policy 37 of the Horsham District Planning Framework (2015).

- 26 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of biodiversity at the site and adjacent and in the interests of the visual amenities of the locality, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015)

- 27 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed forward of the principal elevation of any dwelling hereby permitted.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 28 **Regulatory Condition:** Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A to E of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute overdevelopment of the site or will in any other way be detrimental to the character of the locality in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 29 **Regulatory Condition:** No trees, hedges or shrubs on the site, other than those the Local Planning Authority has agreed to be felled as part of this permission, 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 hereby permitted. Any trees, hedges or shrubs on the site, whether within the tree protective areas or not, which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 30 **Regulatory Condition:** If contamination, including presence of asbestos containing materials, not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

- 31 **Regulatory Condition:** Where the acoustic report reference 14019 received by the LPA on 31st March 2016 has identified any adverse noise impact, a scheme of works to reduce the intrusion of noise shall be drawn up. The scheme shall have regard to the requirements of BS8233:2014 and shall include provision of appropriate alternative ventilation where appropriate. The scheme shall be submitted to and approved in writing by the local planning authority. The scheme as approved by the local planning authority shall be fully installed before the development is occupied.

Reason: In the interests of the amenity of future occupiers of the development, in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

- 32 **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), and 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), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 33 **Pre-Occupation Condition:** No more than 20 dwellings shall be occupied until details of the step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for delivery in consultation with Network Rail, and shall include provision for access to the listed

signal box and details of hard and soft landscaping. The step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp, access to the listed signal box and details of hard and soft landscaping shall thereafter be delivered in accordance with the agreed details and timetable.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in order to provide additional parking/access to serve the railway station in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).

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 hqp.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>.