Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/2015
Highwood, Land East of A24 Worthing Road, Horsham, RH12 1EJ

DESCRIPTION:
Variation of Condition 1 and Removal of Conditions 4 and 11 (water neutrality strategy and verification) of previously approved application DC/24/1996 (Variation of Conditions of previously approved application DC/15/1702 (300 dwellings, 2 x football pitches, MUGA and NEAP with associated access, parking and landscape works pursuant to DC/09/2138 (as amended by DC/11/2004)).

DETAILED DESCRIPTION:

This application is made under Section 73 of the Town and Country Planning Act seeking the vary the conditions relating to the permission granted under DC/24/1996 (itself an s.73 application that varied conditions approved in the permission DC/15/1702).

Following withdrawal of the Natural England 2021 Position Statement, the applicant now seeks removal of the relevant water neutrality conditions (namely 4 and 11) and revert the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by Policy 37 of the HDPF. It is also to vary Condition 1 (Approved plans) to remove the Water Neutrality Strategy from the approved plans/docs list.

SITE AND SURROUNDINGS:

This is unchanged from the details previously set out in Officer Reports for DC/24/1996 and DC/15/1702, and for the sake of brevity is not repeated here.

RELEVANT PLANNING HISTORY:

DC/15/1702	Erection of 300 dwellings, 2 x football pitches, MUGA and NEAP with associated access, parking and landscape works pursuant to outline planning permission DC/09/2138 (as amended by DC/11/2004) (Approval of Reserved Matters).	Permitted 23/12/2016
DC/24/1996	Variation of Conditions 1 (Approved Plans), 7 (underground services), 8 (foul and surface water drainage), 12 (finished ground floor slab levels), and 18 (schedule of materials and samples) of previously approved application DC/15/1702 (Erection of 300 dwellings, 2 x football pitches, MUGA and NEAP with associated access, parking and landscape works pursuant to outline planning permission DC/09/2138 (as amended by DC/11/2004) (Approval of Reserved Matters)), to allow the submission of water neutrality information to be secured under Condition 1 to demonstrate Phases 8, 10, 11, 12 and 13 are water neutral, and Variation of Conditions 7, 8, 12, and 18 to enable details pertaining to those conditions to be secured associated to Phase 8.	Permitted 07/08/2025

RELEVANT PLANNING POLICIES

Except for the Council's adoption of the Shaping Development in Horsham District advice note (Sept 2025) which substitutes the Facilitating Appropriate Development Advice Note (2022), the listed policies/guidance/advice notes set out below are unchanged from the s.73 permission DC/24/1996.

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (HDPF 2015)
Policy 15 - Strategic Policy: Housing Provision
Policy 32 - Strategic Policy: The Quality of New Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding

RELEVANT NEIGHBOURHOOD PLAN
The Horsham Blueprint Neighbourhood Plan (December 2022).
Policy HB3: Character of development
Policy HB4: Design of development
Policy HB10: Green and blue infrastructure and delivering biodiversity net gain
Policy HB12: Encouraging sustainable movement
Policy HB13: Provision of sport, leisure and recreational facilities
Policy HB14: Community and cultural facilities

Supplementary Planning Document (SPD):
Horsham Town Design Statement (2008)

Planning Advice Note:
Biodiversity and Green Infrastructure Planning Advice Note (2022)
Shaping Development in Horsham District Advice Note (Sept 2025)

Other Guidance:
Good by Design (Horsham Society)

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Responses received form the listed consultees below, with all responses summarising the fact that the variations do not relate to the remit/area of interest to the consultee and raising No Objection.

WSCC Public Rights of Way; HDC Ecologist consultant; HDC Tree Officer; HDC Landscape architect; HDC Drainage; WSCC Local Highway Authority; HDC Archaeologist consultant; WSCC Local Lead Flood Authority; Southern Water; HDC Environmental Health.

Horsham Denne Neighbourhood Council: No objection.

Natural England: Standing Advice

Representations: One representation received, summarised below
Are there plans for the fenced off area by the MUGA and football pitches?

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Water Neutrality

As set out in the November 2023 committee report, Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. Given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (without mitigation the total proposed water usage for 81.76 occupants is calculated as 54,864.70 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF.

The applicant has schedule this out in their submitted Water Neutrality Strategy Addendum (Version 2 Date 25 November 2025 by Hodkinson) which covers Phases 8, 10, 11, 12 and 13 inclusive.

Total occupancy for Phases 8, 10, 11, 12 and 13 is 559 occupants. The total water consumption, based on a daily water consumption of 110 litres/person/day (including external water consumption) for Phases 8, 10, 11, 12 and 13 is 54,864.70 litres per day.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, subject to the imposition of a condition requiring the development to meet the Building Regulations Part G Optional Technical Standard of 110 l/p/d water consumption, the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Material Considerations

Since planning approval was permitted other material planning considerations have arisen, set out below.

Principle

Council's Authority Monitoring Report 2024/25

After July 2025, the Council's Authority Monitoring Report 2024/25 has been published and sets out the Council's latest position in terms of five-year housing land supply. The latest update was published 19 December 2025, with the supply currently calculated as being 1.7 years.

The presumption in favour of development within Paragraph 11d) of the NPPF therefore continues to apply in the consideration of all applications for housing development within the district.

In this regard, the relevant consideration of the Shaping Development Advice Note to the Reserved Matters applied for is essentially the same as the Facilitating Appropriate Development Advice Note.

This includes the previously approved fencing of the sports facilities, as raised by the representation received.

Emerging Local Plan

The Council's emerging local plan has not materially progressed since the August 2025 (since the Inspector's subsequent Interim Findings Letter was issued in April 2025). Accordingly, the weight attributed to the HDLP is unchanged, at limited.

Housing Mix

Whilst the district housing need register have been updated since August 2025, the basis of unmet need and demand in the district has not changed in the intervening time to such an extent as to render the previously permitted mix (market and affordable) unacceptable or lessen the weighted benefits of its provision to meeting local housing need.

Consultation draft National Planning Policy Framework published (Dec 2025)

Having regard to its content and the nature of this proposal - and noting that consultation on the draft Framework / NPPF is at a very early stage, with the document subject to potentially significant change - Officers are satisfied that no prejudice would arise from basing decisions on the extant December 2024 Framework / NPPF.

Summary on all other Material Considerations

The scheme is unchanged in respect to all other material planning considerations beyond those listed above, including development layout, townscape design, residential amenities, accessibility and parking, and ecology matters separate of water neutrality. The conclusions on all other material planning considerations, including these, are set out in the previous relevant Officer Reports and is unchanged.

Conditions

A decision notice describing the new permission made under section 73 should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.

DC/24/1996 was subject to a suite of conditions imposed to make the development acceptable by adequate provision of measures to deal with a host of environmental considerations, securing various mitigations and enhancements via prescriptive requirements. This relates to both the construction and operational phases of the development.

Regarding these, it continues to be that all conditions imposed other than those sought to be varied as set out in preceding paragraphs, continue to meet the statutory tests for re-imposing and this will be the case when planning permission is re-issued. The ordering of these will change from the original decision notice in reflection of the removal of the water neutrality related conditions, with an additional condition revert the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by Policy 37 of the HDPF.

Conclusion:

Any material planning considerations which have emerged since August 2025 does not now mean a different conclusion to the acceptability of Reserved Matters was reached.

Additionally, the proposed amendments to the application because of the withdrawal of the 2021 Natural England Position Statement, do not of themselves materially alter the overall planning balance and conclusions previously reported to the previous Officer Reports.

Officers therefore continue to recommend this application be approved, having regard to the material planning considerations as detailed out in this report and the appended committee papers.

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 continues to constitute CIL liable development, to the calculated gain that was previously detailed in the committee report.

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change. Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development. If planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

1. **Approved plans**

2. **{\b Pre-Commencement Condition}:**
a) No development in Phases 10, 11, 12 and 13 shall take place until details of all underground trenching requirements or services, including the position of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities and associated ground excavations, have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate effective co-ordination with the approved landscape scheme and with existing trees on site. All underground services shall be installed in accordance with the approved details.

b) All underground services in Phase 8 shall be installed in accordance with the hereby approved details 226998-SOUTH-LV-001 Rev W, 226998-SOUTH-GAS Rev Y, and 226998-SS-WA-AL-002V Rev F, unless otherwise agreed in writing by the Local Planning Authority

Reason: To protect the roots of trees and hedgerows on the site in accordance with the NPPF and Policy 25 of the Horsham District Planning Framework (2015) and HB3, HB4, and HB10 of the Horsham Blueprint Neighbourhood Plan (2022).

3. **{\b Pre-Commencement Condition}:**
a) No development in Phases 10, 11, 12 and 13 shall commence until a drainage strategy detailing the proposed means of foul and surface water drainage and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme and timetable.

b) The drainage strategy in Phase 8 shall be installed in accordance with the hereby approved plans 2798-PH7-D-002 Rev P13 and 2798-PH8-D-001 Rev P15, unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent the increased risk of flooding, to protect water quality and to ensure the future maintenance of the surface water drainage system to comply with the NPPF and Policy 38 of the Horsham Development Planning Framework (2015) and HB3, HB4 of the Horsham Blueprint Neighbourhood Plan (2022).

4. {\b Pre-Commencement Slab Level Condition}:
a) Prior to the commencement of development of Phases 10, 11, 12 and 13, details shall be submitted to and approved in writing by the Local Planning Authority of finished ground floor slab levels, in relation to a nearby datum point, in relation to all dwellings lying adjacent to the existing dwellings in Windrum Close. The scheme shall be carried out in accordance with the approved details.

b) The development of Phase 8 shall be carried out in accordance with the approved finished ground floor slab level details in the hereby approved plans 2798-PH8-GA-004 Rev P10 and 2798-PH8-GA-003 Rev P14, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory impact upon the adjacent residents in accordance with the provisions of Policy 33 of the Horsham District Planning Framework (2015) and HB3, HB4 of the Horsham Blueprint Neighbourhood Plan (2022).

5. {\b Pre-Commencement Slab Level Condition}:
a) No development above ground floor slab level within Phases 10, 11, 12 and 13 shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the buildings hereby permitted have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

b) All materials and finishes for the external walls and roofs of the buildings hereby permitted within Phase 8, shall conform with the approved EXTERNAL FINISHES SCHEDULE Planning Phase 2 - RMA Phase 8 Planning Submission - 19.12.24 as listed on this decision notice unless otherwise agreed in writing by Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and HB3, HB4 of the Horsham Blueprint Neighbourhood Plan (2022).

6. {\b Pre-Commencement Slab Level Condition}:
a) No development in Phases 10, 11, 12 and 13 above slab level shall take place until a Landscape Management and Maintenance Plan has been submitted to and agreed, in writing, by the Local Planning Authority. The approved landscaping shall be managed and maintained in accordance with the approved details thereafter, unless otherwise agreed, in writing, by the Local Planning Authority.

b) The landscaping as approved under Condition 8b of this decision notice shall be managed and maintained in accordance with the Landscape Management and Maintenance Plan approved under separate decision notice DISC/23/0069, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the soft landscaping and areas of open space are managed and maintained appropriately and in the interests of the future visual amenity of the locality and to comply with Policies 25 and 33 of the Horsham District Planning Framework (2015) and HB3, HB4, and HB10, HB13 and HB14 of the Horsham Blueprint Neighbourhood Plan (2022).

7. {\b Pre-Commencement Slab Level Condition}:
a) No development within Phases 10, 11, 12 and 13 above slab level shall take place until details of the soft and hard landscaping for the site, relating to:

- planting plans relating the proposed species to planting position
- details of tree pits
- boundary treatments
- materials for hard landscaping including within the play area
- street furniture
- position and materials of acoustic fence
- a programme/timetable for its implementation,
- position of fencing and details of landscaping along the boundary of the railway embankment, have been submitted to and approved, in writing, by the Local Planning Authority. The landscaping shall be provided in accordance with the approved details and programme/timetable thereafter.

b) Prior to occupation of any dwellinghouse hereby permitted within Phase 8, all landscaping shall be provided in accordance with the approved details and programme/timetable approved as listed on this decision notice and under separate decision notice DISC/23/0069 and as approved under DISC/18/001 (in relation to noise bund only), unless otherwise agreed in writing by the Local Planning Authority. Where there is conflict over detail, those listed on decision notice DC/24/1996 shall prevail.

Reason: To ensure that an appropriate level of landscaping is provided at the site and in the interests of the future visual amenity of the locality and to comply with Policies 25, 32 and 33 of the Horsham District Planning Framework (2015) and HB3, HB4, and HB10 of the Horsham Blueprint Neighbourhood Plan (2022).

8. {\b Pre-Occupation Condition}:
a) No part of the development in Phases 10, 11, 12 and 13 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.

b) No part of the development in Phase 8 shall be first occupied until the road(s), footways, and parking areas serving the development have been constructed, surfaced and drained in accordance with approved plans and details listed on this decision notice and under separate decision notice DISC/23/0069, unless otherwise agreed in writing by the Local Planning Authority. Where there is conflict over detail, those listed on decision notice DC/24/1996 shall prevail.

Reason: To secure satisfactory standards of access for the proposed development in accordance with Policy 40 and 41 of the Horsham District Planning Framework and HB12 of the Horsham Blueprint Neighbourhood Plan (2022).

9. {\b Pre-Occupation Condition}:
a) No part of the development in Phases 10, 11, 12 and 13 shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans. The facilities shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

b) No part of the development in Phase 8 shall be occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans and details listed on this decision notice and approved under separate decision notice DISC/23/0069, unless otherwise agreed in writing by the Local Planning Authority. Where there is conflict over detail, those listed on decision notice DC/24/1996 shall prevail. The facilities shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies, including Policy 40 of the Horsham District Planning Framework (2015) and HB12 of the Horsham Blueprint Neighbourhood Plan (2022).

10. **{\b Regulatory Condition}:** The Sports pitches and MUGA shall be carried out in accordance with the approved details listed DISC/18/0084, unless otherwise agreed in writing by Local Planning Authority.

Reason: To ensure the provision of a facility that is compliant with the relevant British Standards and provides a safe facility for users in accordance with Policy 33 of the Horsham District Planning Framework (2015) and HB13 and HB14 of the Horsham Blueprint Neighbourhood Plan (2022).

11. {\b Regulatory Condition}: The development hereby approved shall be built out in accordance with Phasing Plan S783/SSPP8-13, notwithstanding previously approved details, and unless otherwise agreed with in writing by the Local Planning Authority.

Reason: In the interests of proper planning and to ensure an orderly phased delivery of the development in accordance with policy 33 of the Horsham District Planning Framework (2015) and HB3, HB4 of the Horsham Blueprint Neighbourhood Plan (2022).

12. {\b Regulatory Condition}: No development shall be carried out, other than between the hours of 0800 and 1800 hours on Mondays - Fridays and 0900 - 1300 on Saturdays, and no development shall take place on Sundays, Bank Holidays or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby properties to comply with policy 33 of the Horsham District Planning Framework (2015) and HB3, HB4 of the Horsham Blueprint Neighbourhood Plan (2022).

13. {\b Regulatory Condition}: No trees or shrubs not identified for removal by the approved plans and which subsequently shall not be removed without the prior agreement in writing of the Local planning Authority. The details submitted shall also include details of the proposed replacement plants including species, planting position and planting size.

Reason: To ensure a satisfactory appearance upon completion in accordance with the provisions of Policy 33 of the Horsham District Planning Framework (2015) and HB3, HB4, and HB10 of the Horsham Blueprint Neighbourhood Plan (2022).

14. {\b Regulatory Condition}: All reptile translocations shall take place in accordance with the Reptile Translocation Strategy V2, prepared by Derek Finnie Associates in February 2015 and amended in July 2015, unless otherwise agreed with in writing by the Local Planning Authority.

Reason: To accord with Policy 31 of the Horsham District Planning Framework (2015) and HB10 of the Horsham Blueprint Neighbourhood Plan (2022).

15. {\b Regulatory Condition}: Removal of any buildings, trees and/or shrubs should be undertaken between September and the end of February. If this is not possible, and clearance is required to be removed between March and August, an Ecologist should check for active bird nests no more than seven days before works commence, and any active bird nests found should be protected as advised by the Ecologist until the birds have finished nesting.

Reason: To accord with Policy 31 of the Horsham District Planning Framework (2015) and HB3, HB4, and HB10 of the Horsham Blueprint Neighbourhood Plan (2022).

16. {\b Regulatory Condition}: Should any Public Rights of Way across or adjacent to the site need to be closed, and until such time as a formal Temporary Path Closure Order is confirmed, details shall be provided in writing to the Local Planning Authority (in consultation with the West Sussex County Council Public Rights of Way Team) of the specification of the proposed temporary footpath. The works shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate continued public access around the site in accordance with the provisions of Policy 40 of the Horsham District Planning Framework (2015) and HB12 of the Horsham Blueprint Neighbourhood Plan (2022).

17. {\b Regulatory Condition}: Prior to the commencement of development within Phases 8, 10, 11, 12 and 13, all trees and shrubs on the site targeted for retention, as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and

Construction - Recommendations' (2012). Once installed, the fencing shall be maintained during the development works and until all machinery and surplus materials have been removed from the development Phase. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. No alterations or variations to the approved tree works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and HB3, HB4, and HB10 of the Horsham Blueprint Neighbourhood Plan (2022).

18. {\b Regulatory Condition}: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), all garages, driveways, parking barns and parking areas shall be retained for the parking of vehicles only, without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure that adequate parking is available at the site and in the interests of highways and pedestrian safety and amenity and to comply with Policies 40 and 41 of the Horsham Development Planning Framework (2015) and HB12 of the Horsham Blueprint Neighbourhood Plan (2022).

19. {\b Regulatory Condition}: The development hereby permitted shall be carried out in accordance with the plans and details listed on this decision notice and those listed on separate decision notices set out below. Where there is conflict, the development approved under the most recently determined decision notice shall prevail.

DC/15/1702
DC/20/1568
DC/21/1228
DC/21/1727
DC/22/0409
DC/24/0170

Reason: In the interests of proper planning.

20. **{\b Regulatory Condition}:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

As a Section 73 application, the obligations of the Section 106 Legal Agreement attached to planning permission DC/09/2138 continue to have effect to this planning permission.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/25/2015
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	EXTERNAL FINISHES SCHEDULE - Phase 8 - Condition 18 PLANNING PHASE Planning Phase 2 - RMA Phase 8 STATUS Planning Submission - 19.12.24		23.12.2024
Plans	Southern Site Masterplan Phase 8 & 10 -13 Plan	S783/SSPP8-13	04.08.2025
Plans	SOUTHERN SITE MASTERPLAN PHASE 8 PLAN	S783/SSPP8 REV A	24.02.2025
Plans	sub-stations 1 & 2 - lv lv Feeders - LV Layout Condition 7	226998-SOUTH-LV-001 REV W	24.02.2025
Plans	REVISED GAS-Clients reduced requirements CONDITION 7	226998-SOUTH-GAS REV Y	24.02.2025
Plans	WATER AS - LAID SOUTH SITE CONDITION 7	226998-SS-WA-AL-002 REV F	24.02.2025
Plans	PHASE 8 PRIVATE DRAINAGE LAYOUT SHEET 2 OF 2 CONDITION 8	2798-PH7-D-002 REV P13	24.02.2025
Plans	PHASE 8 PRIVATE DRAINAGE LAYOUT SHEET 1 OF 2 CONDITION 8	2798-PH8-D-001 REV P15	24.02.2025
Plans	PHASE 8 EXTERNAL WORKS SHEET 2 OF 2 CONDITION 12	2798-PH8-GA-004 REV P10	24.02.2025
Plans	PHASE 8 EXTERNAL WORKS SHEET 1 OF 2 CONDITION 12	2798-PH8-GA-003 REV P14	24.02.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 23-02-2026

Authorising Officer sign/initial Adrian Smith Date: 23/02/2026