Horsham District Council

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

Application Number: DC/25/1979

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

On behalf of: Legal and General (Strategic Land North 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 2 and 9 of previously approved application DC/21/1427 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale (amended design, tenure and layout)) relating to water neutrality.**

**Rm Area 7 Mowbray Development Site**

to be carried out in accordance with Application No. DC/25/1979 submitted to the Council on 02/12/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

**Biodiversity Net Gain Condition**
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 20/01/2026

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

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | | 2153A-01L | 17.06.2021 |
| Location plan | RM Site Location Plan | 0045 HTA 00 PL DR A 1000 Rev A | 06.06.2025 |
| Details plan | Existing Site with Levels | 0045 HTA 00 PL DR A 1002 Rev A | 06.06.2025 |
| Details plan | Proposed Site Layout | 0045 HTA 00 PL DR A 1010 Rev M | 06.06.2025 |
| Details plan | Proposed Roof Plan | 0045 HTA 00 PL DR A 1011 Rev F | 06.06.2025 |
| Details plan | Illustrative Site Layout | 0045 HTA 00 PL DR A 1012 Rev E | 06.06.2025 |
| Details plan | Car Parking | 0045 HTA 00 PL DR A 1020 Rev D | 06.06.2025 |
| Details plan | Cycle Storage | 0045 HTA 00 PL DR A 1021 Rev D | 06.06.2025 |
| Details plan | Recycling and Waste | 0045 HTA 00 PL DR A 1022 Rev D | 06.06.2025 |
| Details plan | Boundary Treatments | 0045 HTA 00 PL DR A 1023 Rev D | 06.06.2025 |
| Details plan | Tenure Locations | 0045 HTA 00 PL DR A 1024 Rev H | 06.06.2025 |
| Details plan | Proposed Levels | 0045 HTA 00 PL DR A 1025 Rev D | 06.06.2025 |
| Details plan | Electric Vehicle Charging | 0045 HTA 00 PL DR A 1028 Rev D | 06.06.2025 |
| Details plan | Proposed Locations of Fire Hydrants | 0045 HTA 00 PL DR A 1029 Rev D | 06.06.2025 |
| Details plan | Street Elevations (Sections A-A, B-B, C-C, D-D, E-E) | 0045 HTA 00 GS DR A 3000 Rev G | 06.06.2025 |
| Details plan | Street Elevations (Sections F-F, G-G, H-H, I-I, K-K) | 0045 HTA 00 GS DR A 3001 Rev E | 06.06.2025 |
| Details plan | H-2B3P-T1-Plans | 0045 HTA 00 PL DR A 1100 Rev D | 06.06.2025 |
| Details plan | H-2B3P-T1-Elevations-Gable fronted-End Terrace | 0045 HTA 00 EL DR A 2100 Rev D | 06.06.2025 |
| Details plan | H-2B3P-T1-Elevations-Eaves fronted- End Terrace | 0045 HTA 00 EL DR A 2101 Rev D | 06.06.2025 |
| Details plan | H-2B3P-T1-Elevations-Eaves fronted-Mid Terrace | 0045 HTA 00 EL DR A 2102 Rev D | 06.06.2025 |
| Details plan | H-2B4P-T1-Plans | 0045 HTA 00 PL DR A 1102 Rev E | 06.06.2025 |
| Details plan | H-2B4P-T1-Elevations-Gable fronted-End Terrace 1 | 0045 HTA 00 EL DR A 2105 Rev F | 06.06.2025 |
| Details plan | H-2B4P-T1-Elevations-Eaves fronted-Mid Terrace | 0045 HTA 00 EL DR A 2106 Rev F | 06.06.2025 |
| Details plan | H-2B4P-T1-Elevations-Eaves | 0045 HTA 00 EL | 06.06.2025 |

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| | fronted-Mid Terrace | DR A 2107 Rev F | |
| Details plan | H-2B4P-T1-Elevations-Gable fronted-End Terrace 2 | 0045 HTA 00 EL DR A 2108 Rev D | 06.06.2025 |
| Details plan | H-2B4P-T1-Elevations-Gable fronted-Mid Terrace | 0045 HTA 00 EL DR A 2109 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T1-Plans | 0045 HTA 00 PL DR A 1110 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T1-Elevations-Gable fronted-End Terrace | 0045 HTA 00 EL DR A 2110 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T1-Elevations-Eaves fronted-End Terrace | 0045 HTA 00 EL DR A 2111 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T2-Plans | 0045 HTA 00 PL DR A 1111 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T2-Elevations-Eaves fronted-End Terrace 1 | 0045 HTA 00 EL DR A 2115 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T2-Elevations-Eaves fronted-Mid Terrace | 0045 HTA 00 EL DR A 2116 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T2-Elevations-Eaves fronted-End Terrace 2 | 0045 HTA 00 EL DR A 2117 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T3-Plans | 0045 HTA 00 PL DR A 1112 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T3-Elevations-Gable fronted-End Terrace | 0045 HTA 00 EL DR A 2120 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T3-Elevations-Gable fronted-Mid Terrace | 0045 HTA 00 EL DR A 2121 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T4-Plans | 0045 HTA 00 PL DR A 1113 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T4-Elevations-Corner Turner | 0045 HTA 00 EL DR A 2125 Rev D | 06.06.2025 |
| Details plan | H-3B4P-T5-Plans | 0045 HTA 00 PL DR A 1114 Rev C | 06.06.2025 |
| Details plan | H-3B4P-T5-Elevations-Corner Turner | 0045 HTA 00 EL DR A 2127 Rev C | 06.06.2025 |
| Details plan | H-3B5P-T1-Plans | 0045 HTA 00 PL DR A 1115 Rev E | 06.06.2025 |
| Details plan | H-3B5P-T1-Elevations-Gable fronted-End Terrace | 0045 HTA 00 EL DR A 2130 Rev E | 06.06.2025 |
| Details plan | H-3B5P-T1-Elevations-Eaves fronted-End Terrace | 0045 HTA 00 EL DR A 2131 Rev E | 06.06.2025 |
| Details plan | H-3B5P-T1-Elevations-Eaves fronted-Mid Terrace | 0045 HTA 00 EL DR A 2132 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T2-Plans | 0045 HTA 00 PL DR A 1116 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T2-Elevations-Eaves fronted- End Terrace | 0045 HTA 00 EL DR A 2135 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T2-Elevations-Eaves fronted-Mid Terrace | 0045 HTA 00 EL DR A 2136 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T3-Plans | 0045 HTA 00 PL | 06.06.2025 |

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| | | DR A 1117 Rev D | |
| Details plan | H-3B5P-T3-Elevations-Gable fronted-End Terrace | 0045 HTA 00 E LDR A 2140 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T4-Plans | 0045 HTA 00 PL DR A 1118 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T4-Elevations-Corner Turner | 0045 HTA 00 EL DR A 2145 Rev D | 06.06.2025 |
| Details plan | H-3B5P-T5-Plans | 0045 HTA 00 PL DR A 1119 Rev C | 06.06.2025 |
| Details plan | H-3B5P-T5-Elevations-Corner Turner | 0045 HTA 00 EL DR A 2147 Rev C | 06.06.2025 |
| Details plan | H-3B6P-T1-Plans | 0045 HTA 00 PL DR A 1120 Rev E | 06.06.2025 |
| Details plan | H-3B6P-T1 & H-4B7P-T1-Elevations-Gable fronted-End Terrace 1 | 0045 HTA 00 EL DR A 2150 Rev F | 06.06.2025 |
| Details plan | H-3B6P-T1 & H-4B7P-T1-Elevations-Gable fronted-Mid Terrace | 0045 HTA 00 EL DR A 2151 Rev F | 06.06.2025 |
| Details plan | H-3B6P-T1 & H-4B7P-T1-Elevations-Gable fronted-End Terrace 2 | 0045 HTA 00 EL DR A 2153 Rev E | 06.06.2025 |
| Details plan | H-3B6P-T2-Plans | 0045 HTA 00 PL DR A 1121 Rev D | 06.06.2025 |
| Details plan | H-3B6P-T2 & H-4B7P-T2-Elevations-Corner Turner | 0045 HTA 00 EL DR A 2155 Rev C | 06.06.2025 |
| Details plan | H-4B7P-T1-Plans | 0045 HTA 00 PL DR A 1122 Rev C | 06.06.2025 |
| Details plan | H-4B7P-T2-Plans | 0045 HTA 00 PL DR A 1123 Rev C | 06.06.2025 |
| Details plan | Apartment Block Type I (Plans) | 0045 HTA 00 PL DR A 1200 Rev C | 06.06.2025 |
| Details plan | Apartment Block Type I (Elevations) | 0045 HTA 00 EL DR A 2200 Rev D | 06.06.2025 |
| Details plan | Apartment Block Type L1 (Plans) | 0045 HTA 00 PL DR A 1210 Rev D | 06.06.2025 |
| Details plan | Apartment Block Type L1 (Elevations) | 0045 HTA 00 EL DR A 2210 Rev E | 06.06.2025 |
| Details plan | Apartment Block Type L2 (Plans) | 0045 HTA 00 PL DR A 1220 Rev D | 06.06.2025 |
| Details plan | Apartment Block Type L2 (Elevations) | 0045 HTA 00 EL DR A 2220 Rev E | 06.06.2025 |
| Details plan | Apartment Block Type C (Plans) | 0045 HTA 00 PL DR A 1240 Rev D | 06.06.2025 |
| Details plan | Apartment Block Type C (Elevations) | 0045 HTA 00 EL DR A 2240 Rev E | 06.06.2025 |
| Details plan | General Schedule of Accommodation | 0045 HTA 00 XX SA A 6001 Rev J | 06.06.2025 |

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| Details plan | Combined Services Drawing | X547-RM7-CSD-01 Rev H | 06.06.2025 |
| Details plan | Hard Landscaping Plan | 0045-HTA-00-PL-DR-L-1001 Rev F | 06.06.2025 |
| Details plan | Soft Landscape Plan | 0045-HTA-00-PL DR--1002 Rev G | 06.06.2025 |
| Details plan | Services and Tree Plan | 0045-HTA-00-PL - DR - L -1003 Rev G | 06.06.2025 |
| Details plan | Tree Pit in Soft Landscape | 0045-HTA-00-PL-DR-L-1004 Rev C | 06.06.2025 |
| Details plan | Planting Schedule | L&G-NHS_HTA-L-SP Rev C | 06.06.2025 |
| Details plan | Hard Landscape Outline Specification | L&G-NHS_HTA-L_SP Rev D | 06.06.2025 |
| Details plan | Construction Environmental Management Plan | 21483-RLL-23-XXRP-O-0001-Rev P03 | 06.06.2025 |
| Supporting Statement | | NONE | 22.10.2025 |

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

2 N/A

3 **Pre-Occupation Condition**: Prior to occupation of any dwelling hereby approved, the electric vehicle charging provision, as indicated on drawing no:0045-HTA-00-PL-DR-A-1028 Rev D, shall be provided and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

4 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the following plans and measures:

- An updated plant schedule specifying plant numbers.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Coordination of boundary treatments plans with ecological enhancement measures set out in the Ecological Mitigation and Management Plan, dated June 2025.
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals such as retaining walls, banking etc - including cross sections where necessary.
- Proposed locations of tree root barriers in relation to proposed and existing functional services.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting

season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and in accordance with Policy SD1, SD6 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling, as shown on drawing no: 0045-HTA-00-PL-DR-A-1029 D, shall be provided and thereafter retained as such.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure the adequate provision of cycle and refuse facilities in accordance with Policy SD1, 33 and 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

9 N/A

10 **Regulatory Condition**: The development shall be implemented in accordance with details of the air source heat pumps received on the 3rd August 2025, drawing: 0045-HTA-00-PL-DR-A-1010.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policy SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on drawing no. MOW-PLA-BM-001 Rev A, unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: As this matter is fundamental 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: The development hereby permitted shall be implemented fully in accordance with the approved Arboricultural Impact Assessment and Method Statement.

Reason: To ensure the satisfactory protection of trees in the interests of amenity and nature conservation and in accordance with Policy SD1, SD6 and 31 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The development hereby permitted shall be implemented fully in accordance with the approved Drainage Streety Report (P21-483 rev P05 dated 11/07/2025) and accompanying plans.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Mitigation and Management Plan (Bioscan, June 2025) and Construction Environmental Management Plan (RLRE, May 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy SD6 and 31 of the Horsham Development Framework.

15 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no roof extensions falling within Class B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development and to protect the amenities of the adjoining properties and in accordance with Policy SD7 and 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no hardstandings, gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development in accordance with Policy SD7, 33 and 41 of the Horsham District Planning Framework (2015).

17 **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:**
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.