



Miss Kristy King
Barratt David Wilson Homes (Southern Counties)
Compton House
The Guildway
Old Portsmouth Road
Guildford
Surrey
GU3 1LR

Application Number: DC/24/1676

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

On behalf of: Barratt David Wilson Homes (Southern Counties)

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

Reserved Matters application pursuant to Outline Planning Consent DC/21/2321 (as varied by application DC/24/1204). The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.

New Place Nurseries, London Road, Pulborough, West Sussex

to be carried out in accordance with Application No. DC/24/1676 submitted to the Council on 28/01/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 13/07/2026

- 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
Details plan	Hard Surfacing Plan	H9376- GPA-XX-XX-DR- UD-203013 C05	10.06.2026

Details plan	Overall Landscape Proposals Plan	H9376-FIN-XX-XX-DR-LA-215010 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 8 of 8)	H9376-FIN-XX-XX-DR-LA-215008 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 7 of 8)	H9376-FIN-XX-XX-DR-LA-215007 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 6 of 8)	H9376-FIN-XX-XX-DR-LA-215006 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 5 of 8)	H9376-FIN-XX-XX-DR-LA-215005 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 5 of 8)	H9376-FIN-XX-XX-DR-LA-215004 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 3 of 8)	H9376-FIN-XX-XX-DR-LA-215003 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 2 of 8)	H9376-FIN-XX-XX-DR-LA-215002 C07	08.05.2026
Details plan	Combined Hard and Soft Landscape Plan (Sheet 1 of 8)	H9376-FIN-XX-XX-DR-LA-215001 C07	08.05.2026
Details plan	Landscape Masterplan	H9376-FIN-XX-XX-DR-LA-215000 C04	08.05.2026
Details plan	Site Sections	890815-RSK-ZZ-XX-DR-C-8410 P04	08.05.2026
Details plan	Culvert Section Sheet 2	890815-RSK-ZZ-XX-DR-C-8316 P01	08.05.2026
Details plan	Culvert Section	8890815-RSK-ZZ-XX-DR-C-8315 P02	08.05.2026
Details plan	Overland Flow Route Plan	890815-RSK-ZZ-XX-DR-C-8308 P05	08.05.2026
Details plan	Catchment Plan	890815-RSK-ZZ-XX-DR-C-8305 P05	08.05.2026
Details plan	Site Drainage East	890815-RSK-ZZ-XX-DR-C-8302 P08	08.05.2026
Details plan	Site Drainage West	890815-RSK-ZZ-XX-DR-C-8301 P08	08.05.2026

Details plan	Sitewide Drainage	890815-RSK-ZZ-XX-DR-C-8300 P04	08.05.2026
Details plan	Site Levels East	890815-RSK-ZZ-XX-DR-C-8202 P07	08.05.2026
Details plan	Site Levels West	890815-RSK-ZZ-XX-DR-C-8201 P07	08.05.2026
Details plan	Sitewide Levels	890815-RSK-ZZ-XX-DR-C-8200 P04	08.05.2026
Details plan	Design Overlay Layout	890815-RSK-ZZ-XX-DR-C-8030 P01	08.05.2026
Details plan	Street Scenes A-A, B-B, C-C, D-D & E-E	H9376-GPA-XX-XX-DR-UD-203051 C04	08.05.2026
Details plan	Air Source Heat Pump Plan	H9376-GPA-XX-XX-DR-UD-203018 C04	08.05.2026
Details plan	Accessible Movement Plan	H9376-GPA-XX-XX-DR-UD-203018 C01	08.05.2026
Details plan	Street Hierarchy Plan	H9376-GPA-XX-XX-DR-UD-203017 C04	08.05.2026
Details plan	Land Use Plan	H9376-GPA-XX-XX-DR-UD-203016 C04	08.05.2026
Details plan	Sales Area Plan	H9376-GPA-XX-XX-DR-UD-203015- C03	08.05.2026
Details plan	Cycle Store Plan	H9376-GPA-XX-XX-DR-UD-203014 C04	08.05.2026
Details plan	House Distribution Plan	9376-GPA-XX-XX-DR-UD-203012 C04	08.05.2026
Details plan	EV Plan	9376-GPA-XX-XX-DR-UD-203011 C04	08.05.2026
Details plan	Parking Plan	H9376-GPA-XX-XX-DR-UD-203010 C04	08.05.2026
Details plan	Planning Layout Sheet 2 Coloured	H9376-GPA-XX-XX-DR-UD-203009 C08	08.05.2026
Details plan	Planning Layout Sheet 2 B&W	H9376-GPA-XX-XX-DR-UD-203008 C08	08.05.2026

Details plan	Refuse Strategy Plan	H9376-GPA-XX-XX-DR-UD-203007 C04	08.05.2026
Site plan	Site Location Plan	H9376-GPA-XX-XX-DR-UD-201001 C01	08.05.2026
Details plan	House Type Brochure	H9376-GPA-XX-XX-DR-UD-203 C03	08.05.2026
Details plan	Details plan Planning Layout Sheet 1 (B&W)	H9376-GPA-XX-XX-DR-UD-203001 C08	08.05.2026
Details plan	Tenure Plan	H9376-GPA-XX-XX-DR-UD-203002 C04	08.05.2026
Details plan	Boundary Treatments Plan	H9376-GPA-XX-XX-DR-UD-203003 C04	08.05.2026
Details plan	Occupancy Plan	H9376-GPA-XX-XX-DR-UD-203004 C04	08.05.2026
Details plan	Planting Schedule	H9376-FIN-XX-XX-DR-LA-215009 C04	08.05.2026

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

- 2 **Pre-Commencement Condition:** Pursuant to Condition 9 of outline planning permission DC/21/2321, and notwithstanding the details shown on the Site Levels plan West and East [890815-RSK-ZZ-XX-DR-C-8201 Rev P07 and 890815-RSK-ZZ-XX-DR-C-8202 Rev P07] no site levelling works, earthworks or soil movement shall take place until a detailed levels scheme has been submitted to and approved in writing by the Local Planning Authority The scheme shall include:

- a topographical survey of existing site levels;
- proposed finished floor levels;
- proposed ground levels;
- cross-sections illustrating cut and fill operations;
- details of retaining structures where required;
- finished levels for roads, footways and landscaped areas;
- details of proposed level changes within or adjacent to the Root Protection Areas of retained trees and hedgerows, including an Arboricultural Method Statement and details of protective measures.

The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact, to ensure the development responds appropriately to the existing topography, to protect retained trees and hedgerows in accordance with BS5837:2012, and in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 3 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and

required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 4 **Pre-Commencement Condition:** Notwithstanding the drawings hereby approved, no development within the eastern part of the site comprising the roadways and associated infrastructure adjacent to Plots 20-26 shall commence until revised details of the roadway alignment and construction have been submitted and approved to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate that the roadway is located outside of the identified RPA insofar as practicable. The development of this part of the site shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the long-term retention of existing trees and hedgerows in the interests of visual amenity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 5 **Pre-Commencement Condition:** In accordance with Condition 5 of outline planning permission DC/21/2321, and notwithstanding the previously approved tree protection details, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
- All trees on the site shown for retention on approved Tree Strategy Plan [Aspect Arboriculture Ltd - Tree Protection Plans 12072 TPP 01 Rev C - plans 1 - 5] as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works 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 course of the development works and until all machinery and surplus materials have been removed from the site.
 - 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.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 6 **Pre-Commencement Condition:** No development shall commence (including site clearance, vegetation removal, ground works and any works of demolition) until a Precautionary Working Method Statement (PWMS) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The PWMS shall be prepared by a suitably qualified and experienced ecologist and shall be based on the findings of the Extended Phase 1 Habitat

Survey (or Preliminary Ecological Appraisal), taking into account that the most recent survey data is over 2 years old. The PWMS shall include, but not be limited to:

- a) An assessment of the suitability of the site for Great Crested Newts and an explanation of the precautionary approach;
- b) A plan showing areas of potential risk and ecological constraints;
- c) Detailed methods for site clearance, including directional clearance and destructive search techniques where appropriate;
- d) Timing of works and any seasonal restrictions;
- e) Toolbox talks for contractors;
- f) Details of ecological supervision (Ecological Clerk of Works) during sensitive operations, where required;
- g) Measures to avoid harm to Great Crested Newts during construction;
- h) Procedures to be followed if Great Crested Newts are encountered, including cessation of works and contact with a licensed ecologist;
- i) Any reasonable avoidance measures such as covering excavations overnight or provision of escape ramps.

The development shall thereafter be carried out in full accordance with the approved PWMS.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby shall commence until full details of the public open spaces and play areas have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area), including the SuDS basins. The details shall ensure that the LEAP activity zone has a min. 20m buffer to the nearest dwelling.

The public open spaces and play areas shall be completed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33 and 43 of the Horsham District Planning Framework (2015) and the recommendations of the Open Space and Recreation Study and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 8 **Pre-Commencement (Slab Level) Condition:** Notwithstanding the indicative details shown on approved Materials Plan [H9376-GPA-XX-XX-DR-UD-203006-C04], no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for, but not limited to: external walls, windows, roof-lights, doors and roofs of the approved buildings, have been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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 33 of the Horsham District Planning Framework (2015) and Policy 15 of the Pulborough Neighbourhood Plan (2025).

- 9 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall commence until details and specifications of the Air Source Heat Pumps (ASHP) have been submitted and in writing by

the Local Planning Authority. Details shall include mounting locations, and size specifications suited to dwelling sized, and, if appropriate, any acoustic covers.

The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and health impact and in accordance with Policies 24, 33 and 37 of the Horsham District Planning Framework (2015).

- 10 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall commence until 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 plans and measures addressing the following:

- Details of all existing trees and planting to be retained (street trees to have a minimum 20-25cm girth, central open space to include feature trees ranging between 20-25cm, and 25-30cm girths)
- Details of all proposed trees and planting, including schedules specifying species, girth, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes, where different from the approved plans
- Headwalls which should be naturalistic in design
- Confirmation of EV charge point locations in communal parking areas

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 (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 11 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall commence until the until details of all proposed planting within the easement of the adoptable foul sewer have been submitted to and approved by the Local Planning Authority in writing. The details shall include:

- a) The precise extent and alignment of the sewer easement;
- b) A planting plan at an appropriate scale identifying all species, sizes, densities, and locations of planting within the easement;
- c) Details demonstrating that the proposed planting is compatible with the presence of the sewer, including appropriate species selection to avoid root damage and to maintain access for inspection, maintenance, and repair;
- d) Details of any root management measures, where necessary;
- e) Confirmation of compliance with the requirements of the statutory undertaker/sewerage authority.

No trees or large shrubs shall be planted within the easement unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity

in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling have been constructed and made available for use in accordance with approved Parking Plan [H9376-GPA-XX-XX-DR-UD-203010-C04]. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To provide adequate and satisfactory car-parking provisions is made for the parking of vehicles clear of all carriageways in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until a timetable for the removal of the temporary sales car park, and arrangements and plans for the landscaping have been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015), and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 14 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden or cycle storage for that dwelling. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policies 37 and 41 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage, side or rear garden for that dwelling, or within the dedicated refuse storage areas shown. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policies 33 and 37 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 gate, fence, wall 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 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), and Policies 2 and 15 of the Pulborough Neighbourhood Plan (2025).

- 17 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Aspect Arboriculture Ltd -Arboricultural Impact Assessment and Arboricultural Method Statement - 12072_AIA.001 Rev B dated December 2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Pulborough Neighbourhood Plan (2025).

- 18 **Regulatory Condition:** In accordance with the approved Arboricultural Method Statement by Aspect Arboriculture Ltd (ref: 12072_AIA.001 Rev B, dated December 2025), the appointed Arboriculturist shall undertake the approved supervision and shall submit written inspection reports to the Local Planning Authority within 10 working days of each site visit. Each report shall include:

- The date of the visit;
- Works observed;
- An assessment of compliance with approved tree protection measures;
- Any instances of non-compliance or potential harm to retained trees; and
- Recommended corrective actions and timescales.

All development shall be carried out in full accordance with the approved Arboricultural Supervision and Monitoring Plan and any recommendations or remedial actions identified in the submitted reports, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection and long-term retention of trees of amenity value in the interests of visual amenity, biodiversity, and environmental sustainability, in accordance with relevant local Policies 31 and 33 of the Horsham District Planning Framework (2015), Policy 2 of the Pulborough Neighbourhood Plan (2025), and national planning policies.

Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

Note to Applicant

As it is proposed to culvert ordinary watercourses for access purposes, along with other alterations to watercourses, the applicant is advised to use the following link: Ordinary watercourse land drainage consent - West Sussex County Council. This link also includes details on how to apply for consent, and the OWC pre-application advice service.

Note to Applicant

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

Note to Applicant

The conditions applicable to the outline planning permission ref. DC/21/2321 (as varied by DC/24/1204) are applicable to this development.

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>.