Horsham District Council

Mrs Maria Wright
MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

Application Number: DC/26/1512

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

On behalf of: Mona Johansson Stonewater Developments 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:

Non-Material Amendment to previously approved application DC/16/0728 as amended by DC/26/0619 (removal of Conditions 15 and 16) and previously amended under DC/22/0661 (variation of Condition 1 of previously approved application DC/16/0728) and as amended by DC/21/1535 (variation of Conditions 3 and 5) .Addition of Sub-station and revised ground floor levels to units 1 and 12 and additional sustainability measures.

Land Adjacent Railway Cottages and Pulborough Railway Station Stopham Road Pulborough West Sussex

to be carried out in accordance with Application No. PP-15237957 as amended by application No. DC/26/1512 submitted to the Council on 21/09/2026 (as modified by relevant conditions, if any) and subject to compliance with the plans/documents and conditions specified.

Emma Parkes
Head of Development and Building Control

Date: 19/10/2026

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	Substation EDS 07-3102.01 rev C	EDS 07-3102.01 REV C	13.10.2026
Plans	UK Power Network Drawing		07.10.2026

Site plan		001 REV P13	21.09.2026
Plans	Proposed Plans and Elevations, Plots 1, 2 and 3	003 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 4, 5, 24 and 25	004 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 27 and 28	005 REV P03	21.09.2026
Plans	Proposed Plans and Elevations, Plots 6, 7 and 8	006 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 9, 21 and 26	009 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 10 and 11	010 REV P06	21.09.2026
Plans	Proposed Plans and Elevations, Plots 12a and 12b	012 REV P5	21.09.2026
Plans	Proposed Floor Plans, Plots 13-20	013 REV P10	21.09.2026
Plans	Proposed Elevations, Plots 13-20	014 REV P06	21.09.2026
Plans	Proposed plans and elevations, Plots 22 and 23	022 REV P06	21.09.2026
Supporting Statement	Solar Panel Details		13.10.2026

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

Note to Applicant:
This decision only relates to the non-material amendments sought and is not a reissue of the original planning permission, which still stands. The two documents should be read together.

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 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
There is no right of appeal against refusal of an application for a non-material amendment, or against conditions imposed. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, or to grant it subject to conditions, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.