Horsham District Council

Mr Matthew Kail
Thrive Architects
Building 300, The Grange
Romsey Road
Michelmersh
Romsey
SO51 0AE

Application Number: DC/26/0972

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

On behalf of: c/o agent Matthew Homes Ltd

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 submission pursuant to condition 2a of outline planning permission DC/24/2006 for the erection of 62 dwellings relating to matters of appearance, landscaping, layout and scale.**

**Land at 508918 115291 Melton Drive, Storrington, West Sussex**

to be carried out in accordance with Application No. DC/26/0972 submitted to the Council on 22/07/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 21/10/2026

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 |
|---|---|---|---|
| Plans | Site Overlay | SO.01 REV C | 14.10.26 |
| Plans | Site Layout | SL.01 REV C | 14.10.26 |
| Plans | Refuse Layout | RL.01 REV C | 14.10.26 |
| Plans | Parking Allocation Layout | PAL.01 REV C | 14.10.26 |

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| Plans | Dwelling and Boundaries Materials Layout | DBML.01 REV C | 14.10.26 |
| Plans | Affordable Housing Layout | AHL.01 REV C | 14.10.26 |
| Plans | Storrington Tree Pit Detail 2 of 2 | 9037.TPD.3.1 REV B | 14.10.26 |
| Plans | Storrington Tree Pit Detail 1 of 2 | 9037.TPD.3.0 REV B | 14.10.26 |
| Plans | LAP Playspace Plan | 9037.PSD.ASP.2.2 REV E | 14.10.26 |
| Plans | Playspace Trim Trail Plan | 9037.PSD.ASP.2.1 REV E | 14.10.26 |
| Plans | LEAP Playspace Plan | 9037.PSD.ASP.2.0 REV E | 14.10.26 |
| Plans | Planting Plan 7 of 7 | 9037.PP.1.7 REV G | 14.10.26 |
| Plans | Planting Plan 6 of 7 | 9037.PP.1.6 REV G | 14.10.26 |
| Plans | Planting Plan 5 of 7 | 9037.PP.1.5 REV G | 14.10.26 |
| Plans | Planting Plan 4 of 7 | 9037.PP.1.4 REV G | 14.10.26 |
| Plans | Planting Plan 3 of 7 | 9037.PP.1.3 REV G | 14.10.26 |
| Plans | Planting Plan 2 of 7 | 9037.PP.1.2 REV G | 14.10.26 |
| Plans | Planting Plan 1 of 7 | 9037.PP.1.1 REV G | 14.10.26 |
| Plans | Planting Plan Overview | 9037.PP.1.0 REV G | 14.10.26 |
| Plans | House Block 09 Floor Plans | HB.09.p REV A | 14.10.26 |
| Plans | House Block 09 Elevations | HB.09.e REV A | 14.10.26 |
| Plans | House Block 08 Roof Plan | HB.08.r REV B | 14.10.26 |
| Plans | House Block 08 Floor Plans | HB.08.p REV B | 14.10.26 |
| Plans | House Block 08 Elevations | HB.08.e REV B | 14.10.26 |
| Plans | House Block 06 Floor Plans | HB.06.p REV B | 14.10.26 |
| Plans | House Block 06 Elevations | HB.06.e REV B | 14.10.26 |
| Plans | S38 Adoption Extent Sheet 2 Of 2 | 7649-MJA-SW-XX-DR-C-902 REV L3 | 14.10.26 |
| Plans | S38 Adoption Extent Sheet 1 Of 2 | 7649-MJA-SW-XX-DR-C-901 REV L3 | 14.10.26 |
| Plans | Overall S38 Adoption Extent | 7649-MJA-SW-XX-DR-C-900 REV L3 | 14.10.26 |
| Plans | Car vs Van Tracking Layout | 7649-MJA-SW-XX-DR-C-502 REV P3 | 14.10.26 |
| Plans | Fire Tender Tracking Layout | 7649-MJA-SW-XX-DR-C-501 REV P5 | 14.10.26 |
| Plans | Refuse Tracking Layout | 7649-MJA-SW-XX-DR-C-500 REV P6 | 14.10.26 |
| Plans | Kerbing Layout Sheet 2 | 7649-MJA-SW-XX-DR-C-407 REV P5 | 14.10.26 |
| Plans | Kerbing Layout Sheet 1 | 7649-MJA-SW-XX-DR-C-406 REV P5 | 14.10.26 |
| Plans | Overall Kerbing Layout | 7649-MJA-SW-XX-DR-C-405 REV P5 | 14.10.26 |
| Plans | External Works Sheet 2 OF 2 | 7649-MJA-SW-XX-DR-C-402 REV P5 | 14.10.26 |
| Plans | External Works Sheet 1 of 2 | 7649-MJA-SW-XX-DR-C-401 REV P6 | 14.10.26 |
| Plans | Overall External Works | 7649-MJA-SW-XX-DR-C-400 REV P6 | 14.10.26 |
| Plans | Lighting Layout Sheet 2 of 2 | 7649-MJA-SW-XX-DR-C-072 REV P6 | 14.10.26 |
| Plans | Lighting Layout Sheet 1 of 2 | 7649-MJA-SW-XX-DR-C-071 REV P6 | 14.10.26 |
| Plans | Overall Lighting Layout | 7649-MJA-SW-XX-DR-C-070 REV P6 | 14.10.26 |

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| Plans | General Arrangement Plan | 7649-MJA-SW-XX-DR-C-030 REV P7 | 14.10.26 |
| Plans | Levels Layout Sheet 2 OF 2 | 7649-MJA-SW-XX-DR-C-010 REV P5 | 14.10.26 |
| Plans | Levels Layout Sheet 1 OF 2 | 7649-MJA-SW-XX-DR-C-009 REV P6 | 14.10.26 |
| Plans | Overall Levels Layout | 7649-MJA-SW-XX-DR-C-008 REV P6 | 14.10.26 |
| Plans | Drainage Layout Sheet 2 of 2 | 7649-MJA-SW-XX-DR-C-006 REV P5 | 14.10.26 |
| Plans | Drainage Layout Sheet 1 of 2 | 7649-MJA-SW-XX-DR-C-005 REV P6 | 14.10.26 |
| Plans | Overall Drainage Layout | 7649-MJA-SW-XX-DR-C-004 REV P6 | 14.10.26 |
| Plans | Engineering Layout Sheet 2 of 2 | 7649-MJA-SW-XX-DR-C-003 REV P5 | 14.10.26 |
| Plans | Engineering Layout Sheet 1 of 2 | 7649-MJA-SW-XX-DR-C-002 REV P6 | 14.10.26 |
| Plans | Overall Engineering Layout | 7649-MJA-SW-XX-DR-C-001 REV P6 | 14.10.26 |
| Plans | PRE-DEVELOPMENT HABITAT | 20134/BNG1 | 05.08.26 |
| Plans | POST-DEVELOPMENT HABITAT | 20134/BNG2 | 05.08.26 |
| Plans | GENERAL ARANGEMENT PLAN | 7649-MJA-SW-XX-DR-030 REV P4 | 22.07.26 |
| Plans | KERBING LAYOUT SHEET | 7649-MJA-SW-XX-DR-406 REV P2 | 22.07.26 |
| Plans | KERBING LAYOUT SHEET | 7649-MJA-SW-XX-DR-407 REV P2 | 22.07.26 |
| Plans | Street Elevations | SE.01 REV B | 22.07.26 |
| Plans | HOUSE TYPE 1405 - VARIATION A, Plot 5 - ELEVATIONS | HT.1405-A.e, REV B | 22.07.26 |
| Plans | HOUSE TYPE 1371 - VARIATION A, Plot 61 - ELEVATIONS | HT.1371-A.e, REV B | 22.07.26 |
| Plans | HOUSE BLOCK 04, Plots 26, 27 and 28 - ELEVATIONS | HB.04.e REV A | 22.07.26 |
| Plans | TWIN GARAGE FLOOR & ELEVATION PLANS | TGAR.pe REV A | 16.06.26 |
| Plans | SINGLE GARAGE FLOOR & ELEVATION PLANS | SGAR.pe REV A | 16.06.26 |
| Plans | Location Plan | LP.01 Rev A | 16.06.26 |
| Plans | HOUSE TYPE MAISONETTE - PLOTS 8 AND 9 - FLOOR PLANS | HT.MAIS.p REV A | 16.06.26 |
| Plans | HOUSE TYPE MAISONETTE, PLOTS 8 AND 9 - ELEVATIONS | HT.MAIS.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1867 - OPTION 3, PLOTS 14 as drawn AND 58 handed - ELEVATIONS | HT.1867-3.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1867 - OPTION 2, Plots 33 as drawn and 21 Handed - ELEVATIONS | HT.1867-2.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1867 - OPTION 1, Plots 12 and 47 as drawn and 24, 48 and 52 Handed - ELEVATIONS | HT.1867-1.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1867, Plots 12, 14, 33 and 47 as drawn and 21, 24, 48, 52 and 58 Handed - FLOOR PLANS | HT.1867.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1730, Plots 13 and 22 - FLOOR PLANS | HT.1730.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1730, Plots 13 and 22 - ELEVATIONS | HT.1730.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1449, Plots 56 as | HT.1449.p REV A | 16.06.26 |

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| | drawn and 16 and 34 handed - FLOOR PLANS | | |
| Plans | HOUSE TYPE 1449, Plots 56 as drawn and 16 and 34 handed - ELEVATIONS | HT.1449.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1405 - VARIATION A, Plot 5 - FLOOR PLANS | HT.1405-A.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1405 OPTION 2, Plot 62 - FLOOR PLANS | HT.1405-2.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 405 - OPTION 2, Plot 62 - ELEVATIONS | HT.1405-2.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1405 OPTION 1, Plot 1 - FLOOR PLANS | HT.1405-1.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1405 - OPTION 1, Plot 1 - ELEVATIONS | HT.1405-1.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1387, Plot 3 As drawn and Plot 2 handed - FLOOR PLANS | HT.1387.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1387, Plot 3 As drawn and Plot 2 handed - ELEVATIONS | HT.1387.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1371 VARIATION A Plot 61 - FLOOR AND ROOF PLANS | HT.1371-A.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1371, Plot 4 - FLOOR PLANS | HT.1371.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1371, Plot 4 - ELEVATIONS | HT.1371.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1329 - OPTION 2, Plot 15 - ELEVATIONS | HT.1329-2.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1329 - OPTION 1, Plots 54 and 57 - ELEVATIONS | HT.1329-1.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1329, Plots 54 and 57 as drawn and Plot 15 Handed - FLOOR PLANS | HT.1329.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - VARIATION A - OPTION 3, Plot 51 as drawn and Plots 53 and 55 handed - ELEVATIONS | HT.1152-A-3.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - VARIATION A - OPTION 2, Plot 59 - ELEVATIONS | HT.1152-A-2.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - VARIATION A - OPTION 1, Plot 60 - ELEVATIONS | HT.1152-A-1.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - VARIATION A , Plots 51, 59 and 60 as drawn and Plots 53 and 55 Handed - FLOOR PLANS | HT.1152-A-p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - OPTION 3, Plot 49 - ELEVATIONS | HT.1152-3.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - OPTION 2, Plot 30 - ELEVATIONS | HT.1152-2.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152 - OPTION 1, Plot 50 as drawn and plot 17 handed - ELEVATIONS | HT.1152-1.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1152, Plots 30, 49 and 50 as drawn and Plot 17 handed - FLOOR PLANS | HT.1152.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1118 - VARIATION A, Plot 20 - FLOOR PLANS | HT.1118-A.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1118 - VARIATION A, Plot 20 - ELEVATIONS | HT.1118.A.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 1118, Plot 23 - FLOOR PLANS | HT.1118.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 1118, Plot 23 - ELEVATIONS | HT.1118.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 955 VARIATION B, Plot 25 - FLOOR AND ROOF PLANS | HT.955-B.p REV A | 16.06.26 |

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| Plans | HOUSE TYPE 955 VARIATION B, Plot 25 - ELEVATIONS | HT.955-B.e REV A | 16.06.26 |
| Plans | HOUSE TYPE 955 VARIATION A, Plot 29 - FLOOR PLANS | HT.955-A.p REV A | 16.06.26 |
| Plans | HOUSE TYPE 955 VARIATION A, Plot 29 - ELEVATIONS | HT.955.A.e REV A | 16.06.26 |
| Plans | HOUSE BLOCK 07, Plots 38, 39 and 40 - ROOF PLAN | HB.07.r REV A | 16.06.26 |
| Plans | HOUSE BLOCK 07, Plots 38, 39 and 40 - FLOOR PLANS | HB.07.p REV A | 16.06.26 |
| Plans | HOUSE BLOCK 07, Plots 38, 39 and 40 - ELEVATIONS | HB.07.e REV A | 16.06.26 |
| Plans | HOUSE BLOCK 05, Plots 31 and 32 - FLOOR PLANS | HB.05.p REV A | 16.06.26 |
| Plans | HOUSE BLOCK 05, Plots 31 and 32 - ELEVATIONS | HB.05.e REV A | 16.06.26 |
| Plans | HOUSE BLOCK 04, Plots 26, 27 and 28 - FLOOR AND ROOF PLANS | HB.04.p REV A | 16.06.26 |
| Plans | HOUSE BLOCK 03, Plots 18 and 19 - FLOOR PLANS | HB.03.p REV A | 16.06.26 |
| Plans | HOUSE BLOCK 03, Plots 18 and 19 - ELEVATIONS | HB.03.e REV A | 16.06.26 |
| Plans | HOUSE BLOCK 02, Plots 10 and 11 - FLOOR AND ROOF PLANS | HB.02.p REV A | 16.06.26 |
| Plans | HOUSE BLOCK 02, Plots 10 and 11 - ELEVATIONS | HB.02.e REV A | 16.06.26 |
| Plans | HOUSE BLOCK 01, Plots 6 and 7 - FLOOR AND ROOF PLANS | HB.01.P REV A | 16.06.26 |
| Plans | HOUSE BLOCK 01, Plots 6 and 7 - ELEVATIONS | HB.01.e REV A | 16.06.26 |
| Plans | GARDEN SHED FLOOR & ELEVATION PLANS | GS.pe REV A | 16.06.26 |
| Plans | KERBING LAYOUT SHEET 2 OF 2 | 7649-MJA-SW-XX-DR-407 REV P1 | 16.06.26 |
| Plans | INFILTRATION BASIN SECTIONS AND DETAIL | 7649-MJA-SW-XX-DR-210 REV P1 | 16.06.26 |
| Plans | LONGITUDINAL SECTIONS SHEET 3 | 7649-MJA-SW-XX-DR-102 REV P1 | 16.06.26 |
| Plans | LONGITUDINAL SECTIONS SHEET 2 | 7649-MJA-SW-XX-DR-101 REV P1 | 16.06.26 |
| Plans | LONGITUDINAL SECTIONS SHEET 1 | 7649-MJA-SW-XX-DR-100 REV P1 | 16.06.26 |

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

2 **Pre-Commencement (Slab Level) Condition**: Notwithstanding the submitted details, 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 external walls, windows and roofs of the all buildings has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes 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 buildings of visual quality in accordance with Policies 32, 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

3 **Pre-occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of active travel link to Melton Drive and the access road and footpath to the Eastern Field works (including associated hard and soft landscaping and

boundary treatments, surfacing treatment and bollards/gates, and timetable for delivery) shall have been submitted to and approved in writing by the Local Planning Authority.

The approved works shall thereafter be completed in accordance with the approved details and timetable, and shall be retained and maintained as such thereafter.

Reason: To ensure adequate vehicular and active travel access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policies 17 and 18 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

4 **Pre-Occupation Condition**: Notwithstanding the submitted details and superseding the requirements of condition 19 on the outline permission DC/24/2006, 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 plans and measures addressing the following:

a) Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species
b) Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
c) Details of all boundary treatments such as walls, fencing and railings, including location, type, heights and materials, and including replacement eastern boundary treatment to Thyme Cottage
d) Details of minor artefacts and structures such as street furniture, play equipment and signage, including location, size, colour and specification
e) Details of existing and proposed levels for all external earthworks associated with the landscape proposals, such as SuDS, play areas, retaining walls, banking etc, including cross sections where necessary
f) Details of all external lighting

The approved hard landscaping, including boundary treatments, shall be implemented in accordance with the approved details and shall be retained and maintained as such thereafter.

The approved soft 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 32, 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

5 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling, or dedicated refuse building, as shown on the approved plans. 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 32, 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

6 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved plans. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policies 17 and 18 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

7 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved drawings. The parking, turning and access facilities shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies 17 and 18 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

8 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the barn demolition approved in outline planning permission DC/24/2006 has been undertaken.

Reason: In mitigation of harm to the setting significance of West Wantley Farmhouse in accordance with Policy 34 of the Horsham District Planning Framework (2015).

9 **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 building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the character and visual amenities of the locality and/or highway safety and in the interests of the landscape and character of the surroundings including approved Character Areas of the development in accordance with Policies 32, 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

10 **Regulatory Condition**: Unless otherwise shown on the approved drawings, 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 development falling within Classes AA, B, C, D, and F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the dwelling units listed below, without express planning consent from the Local Planning Authority first being obtained:-

- Plots 1, 2, 3, 4, 5, 29, 61, 62 (chalet bungalow with rooms in the roof)
- Plots 25, 26, 27 & 28 (single storey bungalow)

Reason: To the interests of the heritage asset significance setting, to safeguard the character and visual amenities of the locality, and to deliver on the Character Area qualities, and in the interests of the landscape and character of the surrounds, in accordance with Policies 32, 33, 34 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

**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.