Horsham District Council

Mr Charlie Allchurch
Lovell, Suite B
Farnham Business Park
Farnham
HAMPSHIRE
GU9 8QT

Our ref:	DISC/26/0259
Your ref:	Former Novartis Site Phase 3 pre-commencement conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	23rd November 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 7, 18 and 29 to approved application DC/25/0415 (condition 7 wording amended under Non-Material Amendment application DC/26/0876).

Former Novartis Site, Parsonage Road, West Sussex, Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

7. **Pre-Commencement Condition**: Other than works of site survey and investigations, prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, and the principles described within the Flood Risk Assessment and Drainage Strategy (Project No. 17100 Issue C dated 12.09.2025) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

   Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 of the Horsham District Planning Framework.

Date of approval - 23rd November 2026

18. **Pre-Occupation Condition**: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

(a) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
(b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

Date of approval - 23rd November 2026

29. **Pre-Occupation Condition**: No part of the development shall be first occupied until a suitable connection to enable cyclists to leave and enter Parsonage Road into and out of the proposed development eastern pedestrian and cyclists access has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interests of safety and to promote access for cyclists in accordance with paragraph 117 of the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 23rd November 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Method Statement for Installation of Surface Water Drainage Network		10.08.2026
Supporting Docs	Drainage Maintenance Manual		10.08.2026
Supporting Docs	Condition 29 Discharge Note		10.08.2026
Plans	Adoptable Road Extents		10.08.2026
Plans	Drainage Catchment Plan 4: 5104-P08		10.08.2026
Plans	Designer Response to LLFA Comments		30.10.2026
Supporting Docs	Revised Surface Water Drainage Calculations		30.10.2026
Plans	Drainage Plans		30.10.2026
Plans	Levels Overview Sheet 1 and 2		10.08.2026
Plans	Levels Overview Sheet 3 and 4		10.08.2026
Plans	Site Plans		10.08.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control