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29 May 2026

Your Ref: DC/25/0415

Dear Jason,

Former Novartis Site, Parsonage Road, Horsham ('Phase 3').

On behalf of our Client, Muse, please find enclosed an application for a 'non-material amendments' ('NMA') pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) in relation to planning permission reference DC/25/0415 dated 16th January 2026.

The description of the approved development is:

'The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.'

S96A of the Act provides the Local Planning Authority with powers to make non-material changes to a planning permission. Included within those powers is the ability 'to remove or alter existing conditions' (Part 3a of the provisions).

This application relates to **Condition 1 ('Plans Condition')** and **Condition 7 ('Surface Water Drainage')** attached to the planning permission and seeks to amend the drafting of those conditions.

The objectives of this application.

The layout of the scheme as consented was not designed to meet adoptable standards. That is because at the point that it was designed, it was not anticipated that any of the internal highway network or the site drainage infrastructure would be offered for adoption; rather, they would be managed privately. As you are aware, discussions are at an advanced stage between the Applicant and a leading Registered Provider, that it is anticipated will deliver the site as 100% affordable housing. The Registered Provider requires that a portion of the internal highways network and the entirety of the drainage infrastructure is offered up for statutory adoption. The parts of the site that will be offered for adoption, therefore, need to meet adoptable standards.

A plan extract showing the extent of the internal highway that will be offered for adoption is shown below, with the blue colouring denoting the adopted land:



Extent of land that will be offered for adoption.

Proposed amendments.

In order that adoptable standards are met, the following modest amendments are required to the scheme as consented:

Drainage

Relocation of the foul water pumping station

London

Birmingham

Bristol

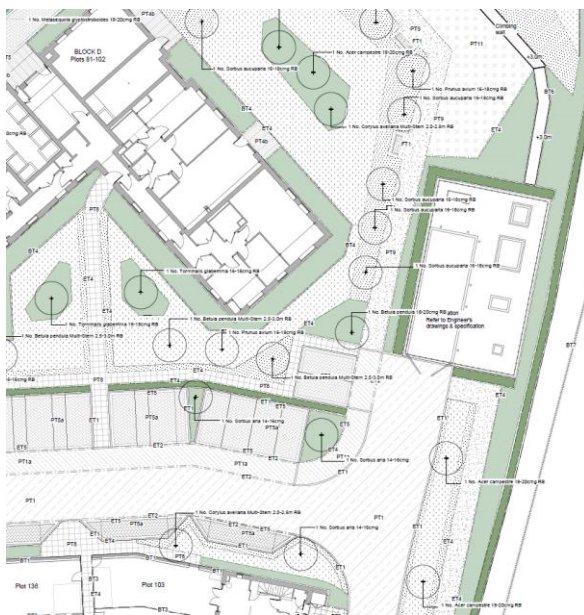
Manchester

Reading

The planning application was accompanied by a Flood Risk Assessment and Drainage Strategy (dated September 2025). This described that part of the site would rely on a pumping station to facilitate foul (waste) water drainage into the network for those parts of the site where gravity discharge to the public sewer is not practicable due to ground levels. The pumping station was to be located below ground within the highway at the west of the site. Because it was proposed to be managed privately (i.e. it was not proposed for it to be adopted), the extent of above ground apparatus associated with the pumping station was limited.

In order to meet adoptable standards, the pumping station needs to be supported by a 'compound', which comprises an area of hardstanding enclosed by fencing to accommodate apparatus. The original location of the pumping station cannot accommodate this compound without necessitating significant changes to the layout of the scheme. It is therefore necessary for the pumping station to be relocated so that the above ground features can be accommodated.

A number of locations at the site were considered. An area at the east of the site, adjacent to 'Block D' and to the south of the eastern play area has been selected. This is because whilst meeting technical requirements and adoptable standards, it would have no material affect on amenity or the overall quality of the scheme. An extract showing the proposed location of the pumping station is provided below, alongside an image of a comparable compound from another development site.



Proposed location of pumping station.



Example pumping station appearance.

This location for the pumping station would have no material impact on the biodiversity value of the site or the ability to achieve a net gain as proposed by the planning application. The compound would be screened through the introduction of new native hedgerow planting. The scheme would continue to be subject to the standard Biodiversity Net Gain planning condition.

The realignment of planting and boundary treatment at the eastern part of the site to facilitate the compound has enabled the play space in this area to be rationalised, meaning there would be little to no discernible impact on the function, usability, or overall quality of the public open space provision at the site.

SUDS features

Adjustments are proposed to the scheme layout to relocate SUDS features, such as permeable paving and the location of attenuation tanks so that they are located in ‘unadopted’ areas of the site. The role that these SUDS features play in the drainage strategy for the site would be unaffected. The attention tank volume has been reduced.

The submitted Drainage Strategy and Condition 7

A Flood Risk Assessment and Drainage Strategy was submitted in support of the application. The proposed amendments to the scheme do not change the strategy for managing surface water described in that document (i.e. the use of SUDS).

Condition 7 (‘Surface Water Drainage’) attached to the planning permission requires detailed surface water drainage design details and a construction method statement for the surface water drainage design. It then requires that the surface water drainage scheme is installed in accordance with those details, and the Drainage Strategy Report submitted with the planning application.

This condition therefore provides an opportunity for the Local Planning Authority to review the detailed surface water drainage details for the site prior to them being approved and installed. Whilst the strategy for managing surface water at the site would not change as a consequence of the amendments sought to the scheme, there would be minor inconsistencies between the proposed layout and some of the technical drainage plans appended to the Drainage Strategy Report in so far as they relate to surface water drainage. These are limited to the location of SUDS, such as permeable paving and the location of attenuation tanks which are proposed to change as described. Whilst the function of these features at the site would not change, the location of some of the features would change so that they are located outside of the adoptable highway.

Therefore, and by way of good housekeeping, the drafting of Condition 7 requires amendment. It is therefore proposed that the condition is varied to require the surface water drainage scheme to be installed in accordance with the details approved pursuant to the condition, and the *principles* outlines in the originally submitted Drainage Strategy (which, as described, would not change as a consequence of the amendments to the scheme). That would accommodate for the fact that a future submission pursuant to Condition 7 need not necessarily follow the detail of the technical drawings appended to that report – although the submission would naturally be reviewed by the LLFA in the normal way at that point.

Condition 7 does not relate to foul water drainage. The pumping station and its apparatus is required to manage foul water at the site.

Hard and soft landscaping

It is proposed to amend the surfacing material of those parts of the highway that will be offered for adoption to tarmacadam so as to meet the requirements of the Local Highways Authority. Modest adjustments are proposed to the soft landscaping design at the scheme, including relocating some tree planters and providing a low-level green buffer to the apartment blocks adjacent to the adoptable area of highway.

Final details of hard and soft landscaping at the site would be secured pursuant to Condition 21, in any event.

Car parking layout

Minor amendments are required to the layout of small area of car parking to the south of blocks F and G (at the southern part of the site). These amendments are highlighted in the extract below and will ensure that 'allocated' car parking spaces are located outside of the adoptable highway, as required by the Local Highways Authority.



Approved parking layout.

Proposed parking layout.

Summary of proposed changes

The amendments sought to the approved scheme would be minor in nature and would allow for the adoption of a section of the internal highways and the drainage infrastructure to be offered up for statutory adoption, as required by the RP who it is intended will deliver the site as affordable housing. There would be no material change to the drainage strategy for the site, the approach to landscape design or the layout of the development.

Regularising these amendments.

It is proposed that these amendments are regularised through a variation to the drafting of Condition 1 ('Plans Condition') and Condition 7 ('Surface Water Drainage'), as follows:

Condition 1 ('Plans Condition').

It is proposed that Condition 1 is amended so that previously approved plan references are replaced with those that have been submitted in support of this application. The proposed plans capture the amendments to the scheme described elsewhere in this letter.

A table showing the plans that it is proposed to replace, and the references of the amended plans is provided below. Whilst landscaping plans are shown in this table (because they are also listed in Condition 1), it should be noted that Condition 21 requires final details of hard and soft landscaping to be submitted for approval at a later stage.

Plan title.	Approved plan reference.	Proposed plan references.
Block Plan	17100-HGP-P3-D-A-0102 P13	17100-HGP-P3-D-A-0102 P14
Boundary Treatment Plan	17100-HGP-P3-D-A-0120 P04	17100-HGP-P3-D-A-0120 P06
Roof Plan	17100-HGP-P3-D-A-0103 P05	17100-HGP-P3-D-A-0103 P06
Fire Strategy Plan	17100-HGP-XX-D-A-0780 P06	17100-HGP-XX-D-A-0780 P08
Refuse Strategy Plan	17100-HGP-XX-D-A-0790 P07	17100-HGP-XX-D-A-0790 P10

Cycle Strategy Plan	17100-HGP-XX-D-A-0795 P06	17100-HGP-XX-D-A-0795 P07
Parking Strategy Plan	17100-HGP-XX-D-A-0796 P05	17100-HGP-XX-D-A-0796 P11
PV Strategy Plan	17100-HGP-XX-D-A-0797 P03	17100-HGP-XX-D-A-0797 P04

Condition 7 ('Surface Water Drainage')

It is proposed that the drafting of Condition 7 is amended as follows:

Current drafting.	Proposed drafting.
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.	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, 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.	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 strategy shall occur with prior written approval of the Local Planning Authority.	No alteration to the agreed drainage strategy shall occur with prior written approval of the Local Planning Authority.

The effects of the amendments to these conditions as proposed would be to capture the scheme amendments described in this letter.

Fees.

The application fee of £309 plus the Planning Portal service charge has been paid via the Planning Portal.

Conclusion.

We consider that this application for non-material amendments to the 'Phase 3' planning permission at the Former Novartis Site should be approved because the variation to the drafting of conditions 1 ('Plans Condition') and 7 (Drainage Strategy) to facilitate the adoption of part of the internal highway network and the drainage infrastructure at the site would have no material impacts beyond those already considered when planning permission was granted. It is relevant that Condition 7 and Condition 21 will continue to require the submission and approval of detailed surface drainage and hard and soft landscaping information prior to those works being carried out at the site.

I trust that the information submitted in support of this application is sufficient for its determination and I look forward to receiving confirmation that the application has been validated in due course. If in the meantime you have any queries, then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Nexus Planning". The signature is written in a cursive, flowing style.

Nik Smith

Regional Director

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