Horsham District Council

Mr Simon Patience
Simon Patience (New Homes) Ltd
19 Huntleys Park
Tunbridge Wells
Kent
TN4 9TD

Application Number: DC/25/1942

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

On behalf of: Simon Patience (New Homes) Ltd

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:

**Removal of Condition 2, 4, 5 and 11 of previously approved application DC/24/1523 (Variation of Conditions 1, 7, 8, 9 and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744, Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout)) relating to water neutrality.**

**Greenacres, Hurston Lane, Storrington, West Sussex**

to be carried out in accordance with Application No. DC/25/1942 submitted to the Council on 26/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

**Biodiversity Net Gain Condition**
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 12/01/2026

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 |
|---|---|---|---|
| Location plan | | FA-RM21-04-A400J | 10.10.2024 |
| Block plan | Proposed | FA-RM21-04-A401J | 10.10.2024 |
| Details plan | Hard Landscape Proposals Revision J | NC21.659-P-200 | 14.11.2024 |
| Details plan | Soft Landscape Proposals Revision J | NC21.659-P-201 | 14.11.2024 |
| Supporting Statement | Arboricultural Method Statement | AR-3834 TPP-240618 | 29.10.2024 |
| Layout plan | | MAINTENANCE PLAN NC21.659-P-202 REV A | 18.03.2024 |
| Details plan | | NC21.659-P-203 Generic tree pit detail with root barrier | 18.03.2024 |
| Elevation plan | Proposed (plot 6) | FA-RM21-04-A425J | 29.10.2024 |
| Floor plan | Proposed roof (plot 6) | FA-RM21-04-A424J | 29.10.2024 |
| Layout plan | EV Charging Points | FA-RM21-04-A430J | 29.10.2024 |
| Layout plan | Proposed Cycle Storage | FA-RM21-04-A431J | 29.10.2023 |
| Elevation & Floor plan | Pump House roof | FA-RM21-04-A434J | 29.10.2023 |
| Site plan | | FA-RM21-04-A402K | 12.12.2024 |
| Layout plan | Proposed plot 1 | FA-RM21-04-A403K | 12.12.2024 |
| Floor plan | Proposed plot 1 roof | FA-RM21-04-A404K | 12.12.2024 |
| Elevation Plan | Proposed Plot 1 | FA-RM21-04-A405K | 12.12.2024 |
| Elevation & Floor plan | Proposed plot 1 garage roof | FA-RM21-04-A406K | 12.12.2024 |
| Layout plan | Proposed plot 2 | FA-RM21-04-A407J | 29.10.2024 |
| Floor Plan | Proposed Plot 2 | FA-RM21-04-A408J | 29.10.2024 |
| Elevation Plan | Proposed Plot 2 | FA-RM21-04-A409J | 29.10.2024 |
| Elevation & Floor plan | Proposed plot 2 garage roof | FA-RM21-04-A410J | 29.10.2024 |
| Layout plan | Proposed plot 3 | FA-RM21-04-A411J | 29.10.2024 |
| Floor plan | Proposed plot 3 roof | FA-RM21-04-A412CJ | 29.10.2024 |
| Elevation Plan | Proposed Plot 3 | FA-RM21-04-A413CJ | 29.10.2024 |
| Elevation & Floor plan | Proposed plot 3 garage roof | FA-RM21-04-A414J | 29.10.2024 |
| Layout plan | Proposed plot 4 | FA-RM21-04-A415J | 29.10.2024 |
| Floor plan | Proposed plot 4 roof | FA-RM21-04-A416J | 29.10.2024 |
| Elevation plan | Proposed plot 4 | FA-RM21-04-A417J | 29.10.2024 |
| Elevation & Floor plan | Proposed plot 4 garage roof | FA-RM21-04-A418CJ | 29.10.2024 |
| Layout plan | Proposed Plot 5 | FA-RM21-04-A419J | 29.10.2024 |
| Floor plan | Proposed plot 5 roof | FA-RM21-04-A420J | 29.10.2024 |
| Elevation plan | Proposed plot 5 | FA-RM21-04-A421J | 29.10.2024 |
| Elevation Plan | Garage Plot 5 | FA-RM21-04-A422J | 29.10.2024 |
| Layout Plan | Proposed Plot 6 | FA-RM21-04-A423J | 29.10.2024 |
| Elevation Plan | Garage Plot 6 | FA-RM21-04-A426J | 29.10.2024 |

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| Details Plan | Drainage Easement | FA-RM21-04-A435J | 29.10.2024 |
| Details Plan | Bin Storage | FA-RM21-04-A436J | 29.10.2024 |
| Elevation Plan | Proposed Paddock Access Gate | FA-RM21-04-A437J | 29.10.2024 |
| | | | |

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

2 N/A

3 **Regulatory Condition**: The scheme for attenuation measures to mitigate any adverse impacts identified in the acoustic assessment as approved under DISC/23/0177 by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 N/A

5 N/A

6 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, provision for the storage of refuse and recycling shall be made for that dwelling in accordance with details approved under DISC/24/0141. The provision for the storage of refuse and recycling shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development 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 details as shown on plan FARM21-04-A402K Proposed Site Layout Plan. and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided in accordance with submitted plan FA-RM21-04-A431J. 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed in accordance with EV Charging as shown on FA-RM21-04-A430J. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: The landscaping scheme, as indicated on the approved plans (NC21.659-P-200 Rev J, NC21.659-P-202revA, NC21.659-P-201 Rev J, NC21.659-LSP01A, NC21.659-P-203, 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 shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, 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 Policy 33 of the Horsham District Planning Framework (2015).

11 N/A

12 **Regulatory Condition**: 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 A, B and / or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.
Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

**Note To Applicant**
The applicant is advised that if the original borehole supply is to be connected to any of the dwellings in the future then they are required to notify the Council's Environmental Health department as this would be a regulated supply.

**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.