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Application Number: DC/26/0836

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

On behalf of: Macar Homes (Southern Home Counties) 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 14 of previously approved application DC/22/0301 (Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access) relating to water neutrality.

Land North Of The Rise, Partridge Green, West Sussex

to be carried out in accordance with Application No. DC/26/0836 submitted to the Council on 21/05/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 28/08/2026

- 1 Details of the appearance, landscaping, layout and scale ("the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3 The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4 The development hereby permitted shall be carried out in accordance with drawing nos. 1031-OA-100 (Location Plan), JNY10529-01 Rev B (Proposed Access Arrangement) and JNY11188-RPS-0100-006 Rev A (Proposed Access Arrangement - Potential Table Top Ramp arrangement).

- 5 The submission of reserved matters applications pursuant to the outline application hereby approved shall demonstrate substantial compliance with the following parameter plans to fix the development principles, unless otherwise agreed to and approved in writing by the Local Planning Authority:

Drawing No.	Description
1031-OA-110 REV C	Parameters Plan
1031-OA-108 REV A	Community Facilities and Recreation
1031-OA-101 REV E	Illustrative Layout 55 Units
1031-OA-112 REV A	Pedestrian/Cycleway Parameters Plan
1031-OA-109 REV A	Heights Plan
1031-OA-102	Tree Removal Plan
1031-OA-103	Parking Allocation Plan
1031-OA-104	Refuse and Recycling Plan
1031-OA-105	Fire Tender Tracking Plan

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Statement shall provide for:

- i) an introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location; the anticipated number, frequency and types of vehicles used during construction;
- ii) details of public engagement both prior to and during construction works and communication procedures with the local community regarding key construction issues;
- iii) a description of management responsibilities;
- iv) a description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- v) details of traffic construction routing to and from the site;
- vi) delivery, demolition and construction working hours;
- vii) the parking of vehicles of site operatives and visitors;
- viii) detailed site logistics arrangements and loading and unloading of plant, materials and waste;
- ix) storage of plant and materials used in constructing the development;
- x) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xi) wheel washing facilities;
- xii) measures to control the emission of dust and dirt during construction;
- xiii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 7 No development, including demolition pursuant to the permission granted, shall commence unless a Great Crested Newt Mitigation Method Statement has been submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.
- 8 No development shall take place (including any demolition, ground works, site clearance) until a further badger survey and updated mitigation statement has been submitted to and approved in writing by the local planning authority. This further survey shall be undertaken to identify whether any Badger activity has changed since the previous surveys were undertaken and whether further mitigation and/or works are required for badgers during the construction

phase. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

- 9 No development above ground floor slab level shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

- 10 No development, including demolition pursuant to the permission granted, shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site has been submitted to and approved in writing by the Local Planning Authority:

- i) A preliminary risk assessment which has identified:
 - . all previous uses
 - . potential contaminants associated with those uses
 - . a conceptual model of the site indicating sources, pathways and receptors
 - . potentially unacceptable risks arising from contamination at the site.

The following aspects ii) and iii) shall be undertaken, if required, in accordance with the preliminary risk assessment i):

- ii) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- iii) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation ii) and an options appraisal.

The development shall be completed in accordance with the requirements of i), ii) and iii) above.

- 11 No part of the development hereby permitted shall be occupied until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 10) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 10), unless otherwise agreed in writing by the Local Planning Authority.

- 12 No development or preliminary groundworks shall commence until a programme of archaeological work secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under this condition and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

- 13 No development shall commence until a detailed foul and surface water drainage scheme including a foul and Surface Water Drainage Statement, informed by Flood Risk Assessment

and Drainage Statement Doc Issue 05 by Stuart Michael Associates SMA Ref: 6338.FRA&DS Jan 2022 based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

- 14 N/A
- 15 Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed within the development site. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.
- 16 No part of the development hereby permitted shall be occupied until an air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The air quality mitigation plan should contain measures equal in value to the calculated environmental damage cost of £30,838. The air quality mitigation plan shall be implemented as approved.
- 17 Prior to the installation of external lighting full details including height, design, location and intensity shall be submitted to and approved in writing by the local planning authority. The lighting installation shall then be carried out in accordance with the approved details.
- 18 No part of the development hereby permitted shall be occupied until a Landscape and Ecological Management and Maintenance Plan (LEMMP) has been submitted to, and be approved in writing by, the local planning authority. The content of the LEMMP shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions (including long term design objectives, management responsibilities, landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organisation responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body or bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

- 19 No part of the development hereby permitted shall be occupied until such time as the site access arrangement has been provided in accordance with the approved planning drawings detailed in the documents as listed below, and maintained as such thereafter:
 - TECHNICAL NOTE Response to WSCC comments dated 22 Dec 2022 by RPS Dated 30 Jan 2023 Ref JNY1188-03a;
 - TECHNICAL NOTE by RPS Report Reference JNY11188 - 02 Project Title: Land at Partridge Green Date: 15th November 2022; and
 - TRANSPORT STATEMENT by rpsgroup Version 01 Date 04 November 2020 JNY10529.

- 20 No part of the development hereby permitted shall be occupied until such time as details of the Travel Pack have been submitted to and approved in writing by the Local Planning Authority. The approved Travel Pack shall thereafter be distributed to all dwellings prior to them being first occupied.
- 21 No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings and that report has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.
- 22 No part of the development hereby permitted shall be occupied until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include details of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
- 23 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 24 No part of the development hereby permitted shall be occupied until the necessary infrastructure (ducting or conduit) to facilitate the installation of high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.
- 25 No part of the development hereby permitted shall be occupied until details of the proposed location of fire hydrant(s) to ensure all dwellings hereby permitted are within 150 metres of a fire hydrant for the supply of water for firefighting, have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant(s) shall be installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use prior to the first or in a phased occupation of the development hereby permitted and shall thereafter be retained as such.
- 26 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Technical Note (RSK ADAS Ltd., May 2023) in Appendix B of the Statement Case (DMH Stallard, May 2023), Preliminary Ecological Appraisal (ADAS, May 2019), the Reptile Survey Report (ADAS, July 2019), the Great Crested Newt eDNA Survey Report (ADAS, May 2019), the Tree Removal Plan (September 2021) and the Ecology Update Letter (ADAS, 29 September 2020). This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.
- 27 Any contamination that is found during the course of construction of the development hereby permitted that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, the development or relevant phase of development shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.
- 28 All works shall be executed in full accordance with the approved Arboricultural Impact Assessment/Method Statements titled: Technical Note: Arboriculture by FLAC Instruction ref. CC42-1054 Partridge Green, Land North Of The Rise - Site Access Provision And

- 29 The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

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>.