



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0876

Land at Former Novartis Site, Parsonage Road, Horsham, West Sussex,

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/0415 (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): Amendments to highways network and drainage infrastructure.

RELEVANT PLANNING HISTORY:

DC/25/0415	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.	Permitted on 16.01.2026
DC/25/0629	Residential development comprising up to 204 dwellings and a commercial unit / residential unit, including the part-demolition and conversion of 'Building 3' and demolition of 'Building 36'. Vehicular access taken from Wimblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site.	Pending determination
DC/26/0646	Non Material Amendment to previously approved application DC/25/0415 (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) for the replacement of the Parking Strategy Plan to show amended split between allocated and unallocated car parking spaces and amendments to 3 x house types to provide separate kitchens.	Permitted on 02.06.2026

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 5 – Horsham Town
- Policy 7 - Strategic Policy: Economic Growth
- Policy 8 – Strategic Allocation: University Quarter Mixed Use Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan: North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Other Relevant Guidance and Policies:

WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

West Sussex County Council Local Lead Flood Authority: Comment.

- No objection is raised in principle to the amendments of the wording of condition 7 of DC/25/0415. However, the WSCC have raised concerns regarding the change to surface water flooding without having a revised drainage strategy.

Southern Water: No objection.

WSCC Highways: No objection.

Parish Comments:

No comments.

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The applicants are seeking amendments to the permission under DC/25/0415. This relates to the 244 dwellings approved to Phase 3 of the Novartis site. Amendments are sought to allow a main section of road through the site to be able to meet the County's adoptable standards. To facilitate the adoption of the section of road, amendments are required as follows:

Relocation of the foul water pumping station:

The submission explains that the planning application was accompanied by a Flood Risk Assessment and Drainage Strategy (dated September 2025). The pumping station was to be located below ground within the highway at the west of the site. As 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 applicant has stated that 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. The proposal is therefore for the pumping station to be relocated so that the above ground features can be accommodated.

The applicant has stated that 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 effect on amenity or the overall quality of the scheme. Details of the appearance of the pumping station compound have been submitted. The compound would be screened through the introduction of new native hedgerow planting. The applicant has stated that the scheme would continue to be subject to the standard Biodiversity Net Gain planning condition.

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 applicant has stated that the proposed amendments to the scheme do not change the strategy for managing surface water described in the submitted Flood Risk Assessment and Drainage Strategy.

To facilitate the amendment, changes are required to the wording of condition 7 of DC/25/0415. The current wording is as follows:

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, 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.

The applicant has stated that the above condition is to be 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 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. The proposed amended wording is as follows (amended wording in red):

*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.

The proposed amendment would introduce a pumping station compound to the eastern side of the site. This is to an area adjacent to Block D. Under the approved layout, this area is shown for landscaping and a pathway around the site. The proposal would result in moving the pathway slightly further to west. The scheme would not affect the proposed parking area for Block D and the layout for this block. The pumping station is mostly located below ground and would be shielded from view by a proposed hedgerow. As such, the overall impact on the appearance of the layout of Phase 3 would be minimal. In this location, this amendment is also considered appropriate in terms of its impact on the amenity of residents.

In relation to the Drainage Strategy, WSCC Local Lead Flood Authority have commented that whilst they have no principle objections to the proposal, they have queried whether it is appropriate to allow this amendment without having a revised drainage strategy. In response, the agents have commented that the drainage strategy is, fundamentally the same (i.e. a combination of SUDS and tanks to manage surface water drainage and a pumping station to manage foul water). The difference is only the location and detailed design of some of the drainage infrastructure.

The detailed drainage design would be submitted for assessment pursuant to condition 7 prior to the commencement of development. The applicant has stated that there is no substantive difference between the current condition and the proposed drafting. In both scenarios, the LLFA will determine, based on the detailed drainage plans, whether the scheme is acceptable or not. In order to approve the details and discharge the condition, the LLFA will need to be satisfied that the details are acceptable. In addition, Southern Water have stated that they no objection to the proposal.

Hard and soft landscaping:

To facilitate the amendments, the scheme includes amending the surfacing material of those parts of the highway that will be offered for adoption to tarmac, so as to meet the requirements of the Local Highways Authority. 'Modest' adjustments are also 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. WSCC Highways has commented that

they have no objection to these amendments. In addition, it is agreed that the landscaping changes are minor. 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 will ensure that ‘allocated’ car parking spaces are located outside of the adoptable highway, as required by the Local Highways Authority. The amendments do not change the amount of car parking proposed. WSCC Highways have also commented that they have no objection to this minor amendment to the parking layout.

Conclusion:

Overall, 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. There would be no material change to the drainage strategy for the site, the approach to landscape design or the layout of the development.

Therefore, the proposed amendments to DC/25/0415 are considered appropriate and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

Amendment Condition 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.

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DC/26/0876

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received
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			Date
Plans	Soft Landscaping	17100-FAB-XX-XX-D-L-1000 REV P06	29.05.2026
Plans	Landscape General Arrangement Sheet 1	17100-FAB-XX-XX-D-L-1001 REV P07	29.05.2026
Plans	Landscape General Arrangement Sheet 2	17100-FAB-XX-XX-D-L-1002 REV P08	29.05.2026
Plans	Landscape General Arrangement Sheet 3	17100-FAB-XX-XX-D-L-1003 REV P08	29.05.2026
Plans	Landscape General Arrangement Sheet 4	17100-FAB-XX-XX-D-L-1004 REV P08	29.05.2026
Plans	Landscape General Arrangement Sheet 5	17100-FAB-XX-XX-D-L-1005 REV P09	29.05.2026
Plans	Landscape General Arrangement Sheet 6	17100-FAB-XX-XX-D-L-1006 REV P06	29.05.2026
Plans	Illustrative Landscape Masterplan	17100-FAB-XX-XX-D-L-1007 REV PL08	29.05.2026
Block plan		17100-HGP-P3-00-D-A-0102 REV P14	29.05.2026
Plans	Boundary Treatment	17100-HGP-P3-00-D-A-0120 REV P06	29.05.2026
Plans	Roof	17100-HGP-P3-04-D-A-0103 REV P06	29.05.2026
Plans	Fire Strategy	17100-HGP-P3-XX-D-A-0780 REV P08	29.05.2026
Plans	Refuse Strategy	17100-HGP-P3-XX-D-A-0790 REV P10	29.05.2026
Plans	Cycle Strategy	17100-HGP-P3-XX-D-A-0795 REV P07	29.05.2026
Plans	Parking Strategy	17100-HGP-P3-XX-D-A-0796 REV P11	29.05.2026
Plans	PV Strategy	17100-HGP-P3-XX-D-A-0797 REV P04	29.05.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 16.07.2026

Authorising Officer sign/initial Adrian Smith Date: 16/07/2026