

29th January 2026



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Alice Johnson
Horsham District Council (Planning),
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Dear Alice

S73 Application for the variation of Conditions 3, 12, 17, and 23, and removal of conditions 18 and 32 of previously approved application DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) and as subsequently amended by previously approved application DC/24/1571 (as altered at Appeal ref.no. APP/Z3825/W/25/3373279) to amend the wording of the conditions 12 and 23 in relation to the CEMP, noise impact assessment and working hours, and to reflect the current Natural England position regarding water neutrality.

Land Parcel at 507911 125837, Newbridge Road, Billingshurst, West Sussex

Further to your recent correspondence of 28th January 2026 agreeing to the approach suggested, and in light of PINS decision on Condition 23, PRC has been instructed by our client to submit the 'catch-all' s73 to the outline scheme that we have discussed, picking up all the relevant changes. This has been submitted via the Planning Portal (ref.no. PP-14662085) accordingly.

In summary the changes would be:

- Condition 3 (CEMP) – the wording needs to be varied to 'Regulatory' to allow for discharged condition DISC/25/0359 to be complied with. Suggested wording is:

'Regulatory Condition: (CEMP)

The development hereby permitted shall be carried out in strict accordance with the approved Construction Environmental Management Plan (None Rev 3.0 dated 13.11.2025) as approved under Discharge Notice DISC/25/0359'

- Condition 12 NIA – adjust as PINS wording and vary wording to read:

'Regulatory Condition: (Noise Management Plan)

The development hereby permitted shall be carried out and operated in strict accordance with the approved Noise Management Plan dated 17th September 2025.'

- Condition 17 (Proposed Footpath Link) - the wording needs to be varied to 'Regulatory' to allow for discharged condition DISC/25/0401 to be complied with. Suggested wording is:

'Regulatory Condition: (Public Footpath Link)

The development hereby permitted shall be carried out in strict accordance with the approved PlanG02 Rev C1 dated 17.12.2025 titled External finished and slab joints as approved under Discharge Notice DISC/25/0401'

- Condition 18 (Water efficiency) – remove condition as no longer necessary in light of Natural England removal of position statement.
- Condition 23 (hours of operation) – adjust as PINS wording and vary wording to read:

'Regulatory Condition (Hours of Operation)

With the exception of internal operations and associated deliveries and dispatch, no operation of plant and machinery or external activities shall take place except between the hours of 06:00 to 23:00 Mondays to Saturdays and 07:00-20:00 on Sundays and public holidays.'

- Condition 32 (SNOWs or WNS) – remove condition as no longer necessary in light of Natural England removal of position statement.

We trust that this is acceptable and will be dealt with expeditiously as possible. Should you have any queries please do not hesitate to contact me.

Yours sincerely

For and on behalf of **PRC Architecture & Planning Limited**

Andy Ryley
Senior Associate Director
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