Horsham District Council

Mr Graham Langley
Langley Hall Associates Limited
Royal Station Court
Station Road
Twyford
Reading
Berkshire
RG10 9NF

Our ref:	DISC/25/0071
Your ref:	Conditions 8 and 13
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	28th April 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 8 and 13 to approved application DC/23/1843.

Southwater Business Park, Sony Dadc Uk Limited Worthing Road Southwater West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

13. **Pre-Occupation Condition:** Prior to the first occupation of the development hereby approved, full details of proposed air-quality mitigation measures detailed within the approved Damage Cost and Emissions Mitigation Plan (TRC Companies Ltd, ref: 554969.0000.0001.02.r1), including the provision of additional active and passive electric-vehicle charging points and design of cycle-stores incorporating green-roofs, necessary to offset the expected damage cost of approved development shall be submitted to and approved in writing by the Local Planning Authority. The air-quality mitigation measures shall, thereafter, be implemented as approved and retained as such thereafter.

    Reason: To ensure that the proposed development does not adversely influence local air-quality conditions and mitigates the emission of pollutants in accordance with Policy 24 of the Horsham District Planning Framework (2015).

Date of approval - 28th April 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan	Refuse Recycling	4690-PL-010	03.03.2025
Site plan	External Services	5720 MEP Z07 00 DR U 6000 REV P3	03.03.2025

Supporting Docs	Cycle Shelters	NONE	03.03.2025
Supporting Docs	Green Roof Shelters	NONE	03.03.2025
Supporting Docs	Electric Vehicle Charging	NONE	03.03.2025
Plans	Electrical Services Layout	3544-CSL-E-700	03.03.2025
Plans	Electrical Services Layout	3544-CSL-E-701	03.03.2025

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

8. **Pre-Occupation Condition:** No building hereby permitted shall be first occupied unless and until provision for the storage of refuse/recycling has been made for that building (or use) in accordance with details (including elevations, materials and internal configuration) that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

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

Notes to Applicant:

The indicative details of potential locations for operational refuse/recycling facilities as denoted on plan ref: 4690-PL-010 do not represent a known committment to the provision of refuse/recycling facilities to each approved unit and are deemed insufficient to discharge the requirements of Condtion 8.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development 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.