

Alicia Privett
Nexus Planning
Holmes House
4 Pear Place
SE1 8BT

Former Novartis Site, Parsonage Road, Horsham, West Sussex

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.

Your application DC/25/0629 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

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.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Alicia Privett
Nexus Planning
Holmes House
4 Pear Place
SE1 8BT

Application Number: DC/25/0629

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

On behalf of: Lovell Partnerships

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:

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.

Former Novartis Site, Parsonage Road, Horsham, West Sussex

to be carried out in accordance with Application No. DC/25/0629 submitted to the Council on 30/04/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 21/07/2026

- 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			
Plans	Gatehouse C01_ 3B6P Type T4_ Type T5	HOR-ACG-C01-XX-DR-A-2001 P5	16.04.2025
Supporting Statement	Land Quality Investigation	KU043500 REV B	16.04.2025
Supporting Statement	Transport Assessment Appendices L- P	183.0009/TA/2	16.04.2025
Supporting Statement	Transport Assessment Appendices A-E	183.0009/TA/2 REV 2	16.04.2025

Supporting Statement	Sustainability and Energy Statement	D2548-WSD-XX-XX-RP-ME-0100 REV P01	16.04.2025
Supporting Statement	Transport Assessment Appendices F- K	183.0009/TA/2	16.04.2025
Plans	Gatehouse C013B6P Type T4_Type T5_GA Plans	HOR-ACG-C01-XX-DR-A-2001	16.04.2025
Plans	Elevations Gatehouse C01_3B6P Type T4_Type T5_GA Elevations	HOR-ACG-C01-ZZ-DR-A-4001 P4	16.04.2025
Plans	Ground, First, Second Floor and Roof Townhouse C03_4B7P Type T4_GA Plan	HOR-ACG-C02-XX-DR-A-2001 P5	16.04.2025
Plans	ElevationsTownhouse C03_4B7P Type T3_GA	HOR-ACG-C02-ZZ-DR-A-4001 P3	16.04.2025
Plans	Ground, First, Second Floor and Roof, Townhouse C09_3B6P Type T2 - GA	HOR-ACG-C09-XX-DR-A-2001 P5	16.04.2025
Plans	Townhouse C09_3B6P Type T2 - GA Elevations	HOR-ACG-C09-ZZ-DR-A-4001 P3	16.04.2025
Plans	Proposed Ground, First Floor and Roof, Mewshouse C10_2B3P Type T1_GA	HOR-ACG-C10-XX-DR-A-2001 P3	16.04.2025
Plans	Proposed Ground, First, Second Floor and Roof Townhouse C22_4B7P Type T1_3B6P Type T3 - GA	HOR-ACG-C22-XX-DR-A-2001 P6	16.04.2025
Plans	Proposed Townhouse C22_4B7P Type T1_3B6P Type T3 - GA Elevations	HOR-ACG-C22-ZZ-DR-A-4001 P6	16.04.2025
Plans	Proposed Ground, First, Second Floor and Roof Townhouse C23_3B6P Type T1 - GA	HOR-ACG-C23-XX-DR-A-2001 P6	16.04.2025
Plans	Proposed Townhouse C23_3B6P Type T1 - GA Elevations	HOR-ACG-C23-ZZ-DR-A-4001 P6	16.04.2025
Plans	Proposed Ground, First, Second Floor and Roof Townhouse C24_4B7P Type T3 - GA	HOR-ACG-C24-XX-DR-A-2001 P6	16.04.2025
Plans	Proposed Townhouse C24_4B7P Type T3 - GA Elevations	HOR-ACG-C24-ZZ-DR-A-4001 P5	16.04.2025
Plans	Proposed Ground, First, Second Floor and Roof Gatehouse C26_4B7P Type T1_Type T2 - GA	HOR-ACG-C26-XX-DR-A-2001 P6	16.04.2025
Plans	Proposed Gatehouse C26_4B7P Type T1_Type T2 - GA Elevations	HOR-ACG-C26-ZZ-DR-A-4001 P5	16.04.2025
Site plan	Site Plan - Overall - Lovell Site	HOR-ACG-XX-XX-DR-A-1060 P7	24.02.2026

Plans	Cycle and Refuse Storage Dwelling Houses	HOR-ACG-XX-XX-DR-A-1082 P3	24.02.2026
Plans	Architectural Materials Bay Elevations	HOR-ACG-XX-XX-DR-A-9806 P3	21.11.2025
Supporting Docs	Area-Unit Schedules	HOR-ACG-XX-XX-SH-A-9300 P7	16.04.2025
Plans	Existing Heritage Building & Office Block - Ground Floor	HOR-ACG-ZZ-00-DR-A-0002 P2	02.03.2026
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Ground Floor	HOR-ACG-ZZ-00-DR-A-2001 P8	24.02.2026
Plans	Heritage Building & Office Block - Ground Floor Demo Plan	HOR-ACG-ZZ-00-DR-A-2102 P3	21.01.2025
Plans	Existing Heritage Building and Office Block - Second Floor	HOR-ACG-ZZ-02-DR-A-0004 P2	16.04.2025
Plans	Existing Heritage Building & Office Block - First Floor	HOR-ACG-ZZ-01-DR-A-0003 P2	16.04.2025
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - First Floor	HOR-ACG-ZZ-01-DR-A-2002 P7	21.11.2025
Plans	Heritage Building and Office Block - First Floor Demolition	HOR-ACG-ZZ-01-DR-A-2103 P3	21.11.2025
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Second Floor	HOR-ACG-ZZ-02-DR-A-2003 P7	21.11.2025
Plans	Heritage Building and Office Block -Second Floor Demolition Plan	HOR-ACG-ZZ-02-DR-A-2104 P3	21.11.2025
Plans	Existing Heritage Building and Office Block - Third Floor	HOR-ACG-ZZ-03-DR-A-0005 P2	16.04.2025
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Third Floor	HOR-ACG-ZZ-03-DR-A-2004 P7	21.11.2025
Plans	Heritage Building and Office Block - Third Floor Demolition Plan	HOR-ACG-ZZ-03-DR-A-2105 P3	21.11.2025
Plans	Existing Heritage Building and Office Block - Fourth Floor	HOR-ACG-ZZ-04-DR-A-0006 P2	21.11.2025
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Fourth Floor	HOR-ACG-ZZ-04-DR-A-2005 P6	21.11.2025
Plans	Heritage Building and Office Block - Fourth Floor Demolition Plan	HOR-ACG-ZZ-04-DR-A-2106 P3	21.11.2025
Plans	Existing Heritage Building and Office Block - Basement Floor Plan	HOR-ACG-ZZ-BF-DR-A-0001 P2	16.04.2025

Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Basement Floor	HOR-ACG-ZZ-BF-DR-A-2000 P6	21.11.2025
Plans	Heritage Building and Office Block - Basement Floor Demolition	HOR-ACG-ZZ-BF-DR-A-2101 P3	21.11.2025
Plans	Existing Heritage Building and Office Block - Roof	HOR-ACG-ZZ-RF-DR-A-0007 P2	16.04.2025
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Roof	HOR-ACG-ZZ-RF-DR-A-2006 P6	21.11.2025
Plans	Heritage Building and Office Block - Roof Demolition Plan	HOR-ACG-ZZ-RF-DR-A-2107 P3	21.11.2025
Plans	Existing Heritage Building and Office Block - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-0100 P2	04.06.2025
Plans	Existing Heritage Building and Office Block - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-0101 P2	16.04.2025
Plans	Heritage building C14 and Apartment Blocks C11 C12 C13 C15 - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-4000 P7	24.02.2026
Plans	Apartment Blocks C11 and C15 - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-4001 P4	24.02.2026
Plans	Heritage building C14 and Apartment Blocks C12 and C13 - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-4002 P6	21.11.2025
Plans	Heritage Building and Office Block - Overall Demolition Elevations	HOR-ACG-ZZ-ZZ-DR-A-4101 P3	21.11.2025
Plans	Heritage Building and Office Block - Overall Demolition Elevations	HOR-ACG-ZZ-ZZ-DR-A-4102 P3	21.11.2025
Plans	Overall Elevations - Sitewide 1 of 2	HOR-ACG-ZZ-ZZ-DR-A-4200 P2	16.04.2025
Supporting Statement	Transport Assessment Addendum	None	02.12.2025
Details plan	Site Plan - Ground Floor - Lovell Site	HOR-ACG-XX-00-DR-A-1061 P6	24.02.2026
Details plan	Site Plan - Ground Floor - Unit Mix - Lovell Site	HOR-ACG-XX-00-DR-A-1070 P6	24.02.2026
Details plan	Site Tenure Plan - Lovell Site	HOR-ACG-XX-00-DR-A-1080 P6	24.02.2026
Details plan	Site Vehicular Parking- Lovell Site	HOR-ACG-XX-00-DR-A-1081 P4	24.02.2026
Details plan	Site Plan - First Floor - Unit Mix - Lovell Site	HOR-ACG-XX-01-DR-A-1071 P6	24.02.2026
Details plan	Site Plan - Second Floor - Unit Mix - Lovell Site	HOR-ACG-XX-02-DR-A-1072 P6	24.02.2026
Details plan	Site Plan - Third Floor - Unit Mix - Lovell Site	HOR-ACG-XX-03-DR-A-1073 P6	24.02.2026

Details plan	Site Plan - Fourth Floor - Unit Mix - Lovell Site	HOR-ACG-XX-04-DR-A-1074 P6	24.02.2026
Details plan	Site Plan - Overall - Lovell Site	HOR-ACG-XX-XX-DR-A-1060 P7	24.02.2026
Details plan	Drainage - General Arrangement	DP-C-5100 P5	24.02.2026
Details plan	Drainage Sheets 1-3	5101, 2 _ 3 P5	24.02.2026
Details plan	Landscape General Arrangement Plans Sheet 1 of 3	D3438-FAB-00-XX-DR-L1001 PL02	24.02.2026
Details plan	Landscape General Arrangement Plans - Sheet 2 of 3	D3438-FAB-00-XX-DR-L1002 PL02	24.02.2026
Details plan	Landscape General Arrangement Plans - Sheet 3 of 3	D3438-FAB-00-XX-DR-L1003 PL02	24.02.2026
Details plan	Open Space Calculations	D3438-FAB-00-XX-DR-L-9000 PL01	21.11.2025
Details plan	Drainage Details	5550, 5551, 5552	21.11.2025
Details plan	Levels Overview Plans	5001, 5002, 5003	21.11.2025
Details plan	Drainage Catchment Plan	5104 P03	21.11.2025
Details plan	Drainage Overland Flow Route Plan	5105 P03	21.11.2025
Details plan	Tree Survey & AIA Plans	12011-D-AIA	21.11.2025
Details plan	Site Plan - Third Floor - Lovell Site	HOR-ACG-XX-03-DR-A-1064 P3	21.11.2025
Details plan	Site Plan - Fourth Floor - Lovell Site	HOR-ACG-XX-04-DR-A-1065	21.11.2025
Details plan	Site Block Plan - Lovell Site	HOR-ACG-XX-XX-DR-A-1001 P2	04.06.2025
Details plan	Overall Elevations - Sitewide 2 of 2	HOR-ACG-ZZ-ZZ-DR-A-4201 P2	04.06.2025

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

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** Other than works of site survey and investigations, the development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
- (a) Details of site management contact details and responsibilities;
 - (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),

- iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** Other than works of site survey and investigations No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- (a) Risk assessment of potentially damaging construction activities.
 - (b) Identification of "biodiversity protection zones".
 - (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements e.g. for Falcon and Little Ringed Plover) and sensitive lighting scheme during construction..
 - (d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - (e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - (f) Responsible persons and lines of communication.
 - (g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.
 - (h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 6 **Pre-Commencement Condition:** Other than works of site survey and investigations No development shall commence until the following components of a scheme to deal with the

risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) 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 (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) 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.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** Other than works of site survey and investigations No development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the management of the roofs of the apartment blocks which may be attractive to nesting, roosting and 'loafing' birds. The Bird Hazard Management Plan shall be implemented as approved, upon completion of the roofs and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: To manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and operation of London Gatwick in accordance with Policy 33 of the Horsham District Planning Framework.

- 8 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Commencement Condition:** Other than works of site survey and investigations, notwithstanding the submitted details, no development shall hereby commence a full detailed Air Quality Mitigation Measures Report has been submitted and approved by the Local Planning Authority. The report shall outline modelling and all mitigations measures stating how the measures will be delivered. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document, as well as West Sussex County Council's 'Guidance on Parking at New Developments'. The measures shall be implemented in accordance with the approved details and be retained as such thereafter.

Reason: To ensure the development provides appropriate and deliverable air quality mitigation measures in accordance with Policies 24 & 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Commencement Condition:** Prior to commencement of development (other than demolition) for blocks C01, C02a, C02b, C03, C07, C10, C11, C15 and C26 as shown on drawing reference HOR-ACG-XX-00-DR-A-1061 dated 17.02.26, a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall include but not be limited to.

- a) A scheme of façade insulation including performance details and a glazing plan that shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax} with suitable measures to ensure the thermal comfort of occupiers and prevent overheating.
- b) A scheme of validation including at least three interim stages of construction work that shall be validated by site visit with suitable supporting records and photographs. The scheme of validation shall be submitted to and approved by the local planning authority prior to occupation

All work must be carried out by suitably qualified person prior to occupation and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Commencement Condition:** Other than works of site survey, investigations and any demolition works, no development shall commence until 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, FRA dated 24.11.2025 and Drawings 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 Policy 38 of the Horsham District Planning Framework (2015).

- 12 **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence to Block C11 until details of the proposed panelling to the ground floor of Block C11 have been submitted to and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Commencement Condition:** No development shall commence, which would impact the resting place of bats, until the Local Planning Authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
 - c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

- 14 **Pre-Commencement Condition:** No works of demolition of the wings of Building 3 shall take place before a timetable showing when works will commence on the rebuilding of the wings of Building 3 has been submitted to and approved in writing by the Local Planning Authority. The rebuilding of the wings of Building 3 shall be commenced in accordance with that timetable, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the works to Building 3 are completed to ensure a satisfactory appearance to the Locally Listed Building in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 15 **Pre-Commencement Condition:** No demolition shall take place until an updated Habitat Monitoring and Management Plan has been submitted for the approval of the Local Planning Authority. The scheme shall be implemented in accordance with the amended HMMP.

Reason: In order to achieve Biodiversity Net Gain on site in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 16 **Pre-Commencement Condition:** No development shall take place for the construction of the sub-station until details of its layout and appearance have been submitted to and approved in writing by the Local Planning Authority. The sub-station shall be implemented in accordance with the agreed details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **Pre-Commencement Slab Level Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the approved report, shall be 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 or product descriptions to achieve stated objectives;
 - (c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - (d) persons responsible for implementing the enhancement measures; and
 - (e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 18 **Pre-Commencement Slab Level Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 19 **Pre-Commencement Slab Level Condition:** No development above ground floor slab level of any part of any dwelling hereby permitted shall take place until details of all air source heat pumps proposed and any photovoltaic panels, including their location and appearance, have been submitted to and approved in writing by the local planning authority. The air source heat pumps shall be installed in accordance with the approved details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **Pre-Occupation Condition:** Each dwelling / unit in the development hereby approved shall not be first occupied until details of the maintenance and management of the elements of the sustainable drainage scheme serving the respective dwelling / unit have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the relevant dwelling / unit hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
- (a) a timetable for its implementation,

- (b) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- (c) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

- 21 **Pre-Occupation Condition:** Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling, in accordance with the submitted Fire Statement Form, shall be provided and thereafter retained as such.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

- 22 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with the approved plans. 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).

- 23 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Details of the Dawn Redwoods to the central boulevard
- Coordination of planting plans with proposed ecological enhancement measures
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures - street furniture and signage - including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals - such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing services above and below ground - such as drainage, power, communications cables and pipelines - including lines, manholes, supports and other technical features
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season subject to an agreed landscaping phasing plan. 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 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).

- 24 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a "lighting design strategy for biodiversity" for areas to be lit in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- (a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - (b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 25 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 26 **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 27 **Pre-Occupation Condition:** No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 28 **Pre-Occupation Condition:** No part of the development shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the local planning authority prior to the occupation of the development [or specified phase of development]. The content of the LEMP 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.
 - (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 e.g. reptiles translocated to receptor site to inform ongoing management.
 - (i) Maintenance schedules.
 - (j) Accompanying plan delineating areas of responsibility.

The LEMP 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(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP 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 or a minimum of 30 years to deliver the required condition of habitats created.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 29 **Pre-Occupation Condition:** No dwelling shall be first occupied until the road(s), footways, and casual parking areas serving that dwelling have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 30 **Pre-Occupation Condition:** Prior to occupation of any dwelling hereby permitted, details shall be submitted of proposed bird habitat enhancements (species specific) such as boxes or bricks, including their location, design and fittings, for the approval of the Local Planning Authority in writing. The approved details shall be installed prior to occupation of a dwelling and thereafter retained.

Reason: To ensure provision of bird bricks and boxes to the development in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 31 **Regulatory Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38.

- 32 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greengage Environmental, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may 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.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Planning Framework 2015.

- 33 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

- 34 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the commercial premises hereby permitted shall be used for uses within Class E(a)(b)(g)(i) and F2(a)(b) of the Town and Country Planning (Use Classes) Order 1987 and for no other purposes whatsoever, (including those defined in the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to (insert with reasons) under Policy 33 of the Horsham District Planning Framework (2015).

- 35 **Regulatory Condition:** The commercial premises shall not be open for trade or business except between the hours of 08.00 and 22.00 daily.

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

- 36 **Regulatory Condition:** The scheme shall be implemented strictly in accordance with the Peregrine Falcon Mitigation Strategy received on the 9th December 2025.

Reason: To safeguard a protected species in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 37 **Regulatory Condition:** 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.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
[Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at
<https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024)) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant

The applicant is advised that condition 23 should include details of wild flower planting.

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.

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.

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>.