Horsham District Council

Mr Charlie Allchurch
Lovell
Lovell, Suite B
Farnham Business Park
Farnham
HAMPSHIRE
GU9 8QT

Our ref:	DISC/26/0228
Your ref:	Former Novartis Site Phase 3 pre-commencement conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215245
If Calling Please ask for:	Sophie Moore
Date:	5th November 2026

Dear Sir/Madam,

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

Application for Approval of Details Reserved by Condition 3 (Construction Details), 4 (Underground Services), 5 (CEMP), 6 (Contamination), 8 (Bird Hazard Management Plan), 9 (No-dig details), 12 (LEAP/LAP) to approved application DC/25/0415

Site Office, Former Novartis Pharma Site, Parsonage Road, Horsham

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

3. **Pre-Commencement Condition**: Other than works of site survey and investigations, notwithstanding the submitted details, 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 - newsletters, fliers etc, to include site management contact details for residents;
   - (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).

Date of approval - 5th November 2026

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).

Date of approval - 5th November 2026

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 to include measures recommended in the Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Peregrine Falcon Mitigation Strategy (Greengage, September 2025), Bird Survey report final (Greengage, August 2025).
   (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).

Date of approval - 5th November 2026

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).

Date of approval - 5th November 2026

8. **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.

Date of approval - 5th November 2026

9. **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence on the construction of the footway and any associated section of access road along the northern boundary of the site, where these works pass through the Root Protection Areas (RPAs) of trees to be retained, as shown on the approved plans, until full details of the proposed no-dig, above-ground construction have been submitted to and approved in writing by the Local Planning Authority.
The submitted details shall include:

- A specification and construction methodology for the no-dig footway and road section, to be designed and implemented fully in accordance with the methodology set out in the Arboricultural Association Practice Note 12 (APN-12)
- An Arboricultural Method Statement (AMS) prepared by a suitably qualified arboriculturist, setting out the sequence of operations, protective measures, and

supervision arrangements to ensure the works are carried out with minimal impact upon the retained trees.

The approved details shall be implemented in full, and the works shall thereafter be carried out strictly in accordance with the approved AMS and under the direct supervision of the appointed arboriculturist. No excavation, grading, or alteration of existing soil levels shall take place within the RPAs other than as expressly approved in writing by the Local Planning Authority.

If 'no-dig' construction methods are not proposed, justification shall be submitted for the approval of the Local Planning Authority.

Reason: To ensure that the works are undertaken in an appropriate manner that safeguards the health, stability, and long-term retention of the trees along the northern boundary of the site, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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12. **Pre-Commencement Condition**: Notwithstanding the submitted details, no works shall take place on the approved LEAP or LAP until full details of the layout and equipment of the open space areas have been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the 122nd dwelling.

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 play areas of appropriate quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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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
Supporting Docs	Construction Management Plan	486430 REV F	14.10.2026
Supporting Docs	Dust Management Plan	486430 REV B	06.10.2026
Supporting Docs	Demolition Environmental Plan	NONE	28.08.2026
Supporting Docs	Arboricultural Method Statement and Tree Protection Plan	NONE	17.07.2026
Supporting Docs	Land Contamination Assessment	3750851/Phase3/1	17.07.2026
Supporting Docs	Remediation Method Statement	3750963/RMS/1	17.07.2026
Supporting Docs	Addendum Site Investigation Report	LP2575	17.07.2026
Supporting Docs	Project Management Plan	HSE 047 Issue 51	28.08.2026
Plans	Play - Detailed Design	17100-FAB-XX-XX-D-L-5000 T04	20.10.2026

Plans	Landscape & Utilities Coordination Plan	17100-FAB-XX-XX-D-L-1008 PL03	20.10.2026
Supporting Docs	Bird Hazard Management Plan	552977cp14Jul26_FV04_BHMP	21.09.2026
Supporting Docs	Foundation Works Risk Assessment	3751280/FWRA R01 00	07.10.2026
Plans	Traffic Management Plan	NONE	28.08.2026

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