Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0238
Mowbray Development Site, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 18 to approved application DC/16/1677 as follows:

- Partial discharge of condition 18 (a) for Sub Phases 2A, 2C and 2D, the Sports Hub, LILO and Employment Land.
- Partial discharge of condition 18 (a) & (b) for Sub Phases 2A (with the exception of RM13), 2C (with the exception of RM18), 2D, the Sports Hub, LILO and Employment Land.
- Discharge of Condition 18 (c) and (d) for the Sports Hub and LILO.

RELEVANT PLANNING HISTORY:

DC/16/1677	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward.	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021

PLANNING ASSESSMENT
Consent is sought to discharge the details reserved by condition 18(a)-(c) of DC/16/1677. This relates to the eastern side of Phase 2 of the Mowbray Development site. The wording condition relates to the amended wording approved under DC/19/0984.

Condition 18:
Pre-Commencement Condition*: Prior to the commencement of development within each Reserved Matters Area the following components of a scheme to deal with the risks associated with the contamination of the relevant Reserved Matters Area shall be submitted to and approved, in writing, by the Local Planning Authority.*
a) A preliminary risk assessment which has identified:
i. All previous uses;
ii. Potential contaminants associated with those uses
iii. A conceptual model of the relevant Reserved Matters Area indicating sources, pathways and receptors

iv. Potentially unacceptable risks arising from contamination within the relevant Reserved Matters Area
b) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.
c) An options appraisal and remediation strategy based on the site investigation results and the detailed risk assessment (a and b, above) and giving full details of the remediation measures required and how they are to be undertaken.
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. The scheme shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted Ground Investigation Reports and Ground Condition Assessments. These details relate to the eastern side of Phase 2 of the Mowbray Development site. This covers most of Phase 2 and includes the area for the Sports Hub, Employment Phase and RM Areas 12, 13, 14, 15, 17, 18 & 19.

Following the submission of additional details, the HDC Environmental Health officer has commented that the details are acceptable as follows:

- Further ground investigations are required in the area close to Bensons Cottages (RM Area 18) and in the vicinity of the infilled pond in (RM Area 13). I am therefore happy for the following:
- Partial discharge of condition 18 a) for Sub Phases 2A, 2C and 2D, the Sports Hub, LILO and Employment Land.
- Partial discharge of condition 18 b) for Sub Phases 2A (with the exception of RM13), 2C (with the exception of RM18), 2D, the Sports Hub, LILO and Employment Land.
- Partial discharge of Condition 18c) and d) insofar for the Sports Hub and LILO. The applicant should be aware however that the Sports Hub cannot be occupied until pre-occupation condition 39 has been discharged for this phase of the development.

The application is therefore approved in accordance with the EHO comments.

Recommendation: Application Permitted

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: DISC/23/0238
(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 Date
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part6		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part7		07.11.2023

Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part8		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part9		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part10		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part11		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part12		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part13		07.11.2023
Supporting Statement	GE20724 - North Horsham Phase II GIR REV1 DEC22 FINAL_Part14		07.11.2023
Supporting Statement	GE20724 North Horsham Sports Pitches Access Report Rev1 SEPT22_Part1		07.11.2023
Supporting Statement	GE20724 North Horsham Sports Pitches Access Report Rev1 SEPT22_Part2		07.11.2023
Supporting Statement	Ground Condition Assessment - Sports Pitchesv2		07.11.2023
Details plan	Dynamic Probe Locations		31.05.2025
Details plan	Rotary Core Borehole Locations		31.05.2025
Details plan	Cable Percussion Borehole Locations		31.05.2025
Details plan	Dynamic Sampler Borehole Locations		31.05.2025
Details plan	Sports Hub Earthworks Long Sections Sheet 2	1172 C1	31.05.2025
Details plan	Sports Hub Earthworks Long Sections Sheet 1	1171-C1	31.05.2025
Details plan	Earthworks Plan	1170-C1	31.05.2025
Supporting Statement	Earthworks Specification - Sports Hub		31.05.2025
Details plan	Exploratory Hole Locations Plan		31.05.2025
Details plan	CBR Test Locations Plan		31.05.2025
Supporting Statement	Sports Pitches & New Access: Ground Condition Assessment		20.11.2025
Supporting Statement	Stantec Cover Letter		20.11.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 11.02.2025

Authorising Officer sign/initial	Adrian Smith	Date:	11/02/2026