Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0205
Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 4 (materials) and 5 (air source heat pumps) to approved application DC/24/1927

RELEVANT PLANNING HISTORY:

DC/24/1927	Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.	Application Permitted on 09.05.2025

PLANNING ASSESSMENT
Planning Application DC/24/1927 was granted consent on 09.05.2025. Consent is sought to discharge the details reserved by conditions 4 (materials) and 5 (air source heat pumps).

Condition 4: *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 and samples 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, materials plans and samples have been submitted indicating the external materials proposed. As amended, the plans indicate the specific types of materials with manufacturer's names. These are as follows:

- Facing brick = Red multistock - Maplehurst Light Multi Stock (sample submitted).
- Facing brick = Orange Stock – Olde Horsham (sample submitted).
- Contrast feature brick = Warnham Terracotta.

The proposal also includes the following materials:

- Black and white horizontal weather boarding.
- Sandtoft red clay roof tiles (sample submitted).
- Red clay hanging tiles (sample submitted).

Works have commenced on site. As such, some of the above materials were seen in place on site by the Planning Officer. The materials are considered appropriate and the requirements of the condition have been satisfied.

Condition 5*: Pre-Commencement Slab Level Condition: No development above ground floor slab level of any part of the dwelling hereby permitted shall take place until details of any air source heat pumps proposed, 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015)

To comply with the requirements of the condition, details have been submitted showing the location and appearance of the air source heat pumps. The heat pumps are shown in the gardens of the approved dwellings and to the rear of the flats. Different types of heat pump designs have been indicated for the flats and houses. The external elements of the heat pumps are considered appropriate in terms of their appearance. The requirements of the condition have been satisfied.

Water Neutrality

On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. Water neutrality provision was secured under the reserved matters application. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes with water neutrality. No adverse effects on the Arun Valley habitat sites will therefore occur.

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/25/0205
(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
Materials	Building Materials Parcels 5&6	23124-P104 C	09.10.2025
Site plan	SITE LAYOUT (SHEET 1 OF 3) RM5	00345 RSK ZZ XX DR C 1007 T02	30.06.2025
Site plan	SITE LAYOUT (SHEET 2 OF 3) RM6	00345 RSK ZZ XX DR C 1008 T02	30.06.2025
Site plan	SITE LAYOUT (SHEET 3 OF 3) RM6	00345 RSK ZZ XX DR C 1009 T02	30.06.2025

Materials	Building Materials Plan Parcel 6	23124-P105 C	09.10.2025
Supporting Statement	Details of Air Source Heat Pumps	N/a	26.08.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 14.10.2025

Authorising Officer sign/initial Adrian Smith Date: 14/10/2025