Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0033
Mowbray Development Site, Horsham, West Sussex

DESCRIPTION:
Approval of details reserved by condition 7 to approved application DC/16/1677 (Phase 2)

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 7 (Reserved Matters Areas Plan) for Phase 2. The wording condition relates to the amended wording approved under DC/19/0984.

Condition 7: Pre-Commencement Condition: No later than the submission of the first application for approval of Reserved Matters for any Phase, save for the Principal Access Works as identified on drawing 25216/2001/SK020 Rev E, a Reserved Matters Areas Plan covering the entirety of that Phase and demarking the extent of the areas to come forward as individual applications for approval of Reserved Matters (hereafter referred to as Reserved Matters Areas) shall be submitted to and subsequently approved in writing by the Local Planning Authority. Thereafter the applications for approval of Reserved Matters shall be submitted broadly in accordance with the approved Reserved Matters Areas Plan, or such updated Reserved Matters Areas Plan as may be subsequently agreed in writing with the Local Planning Authority. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.

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

This application seeks to approve the Reserved Matters Area plan for Phase 2. The plan shows the correct residential areas to Phase 2, comprising RM Areas 12-20. The areas are in line with the

approved outline planning permission (DC/16/1677) and are considered appropriate. 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. As a 'pre-commencement condition', the wording of the condition is considered a 'conditions precedent'. However, no works have started within Phase 2 and no reserved matters application has been granted for this Phase for residential. As such, the Council, at this stage, does not know the extent of development and thus the water use on the parcel, with this all being captured at RM stage. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened it out' for water neutrality purposes.

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/24/0033
(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
Location plan		2153A-01 REV L	12.03.2024
Plans	Reserved Matters Areas Plan Phase 2	S22 REV A	12.03.2024
Supporting Docs	Agent Cover Letter	NONE	12.03.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 09.04.2024

Authorising Officer sign/initial Adrian Smith Date: 09/04/2024