Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0066
Mowbray Development Site, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 31(i) to approved application DC/16/1677.

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 31(i) of DC/16/1677. This relates to the highway improvements at the A264 Moorhead Roundabout.

Condition 31: *Pre-Commencement Condition: Notwithstanding the indicative off-site highway works drawings submitted with this application, prior to the commencement of the following off-site highway works, full details and specification of those works shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the following timetable:*

i. the highway improvements at the A264 Moorhead Roundabout as shown indicatively on drawing number 25216-5506-014E shall be completed prior to the occupation of the 1,292th dwelling.
ii. the highway improvements at the A24 Hop Oast Roundabout as shown indicatively on drawing number 25216-5506-016A shall be completed prior to the occupation of the 2,200th dwelling.
iii. the highway improvements at the Giblets Way Roundabout as shown indicatively on drawing number 25216-5506-017B shall be completed prior to the occupation of the 1,375th dwelling
iv. the highway improvements at the Crawley Road Roundabout as shown indicatively on drawing number 25216-5506-018A shall be completed prior to the 2,200th dwelling.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted the following:

- Moorhead Roundabout General Arrangement plan
- Moorhead Roundabout Visibility Splays
- Moorhead Roundabout Swept Path Analysis
- Stage 1 RSA
- Stage 1 RSA Response

WSCC Highways have commented that there has been detailed discussion between the applicant and WSCC Highways concerning the scheme of works for the A264 Moorhead Roundabout. In summary, the scheme presented represents the agreed works that will be taken forward and delivered.

WSCC Highways have commented that that whilst the scheme substantially reflects that referenced and approved as part of the outline planning consent (i.e. both the approved and revised scheme comprise the signalisation of the roundabout), there are some differences. The most significant is that not all arms are now to be signalised. The revised scheme does not include the signalisation of the B2195. This has been identified as not being required. The operation of traffic signals for the A264 will generate gaps to allow vehicles on the B2195 to join the roundabout. As part of the detailed design, queue length detectors will be included on the B2195. These detectors can then influence the operation of the traffic signals to create bigger gaps for B2195 traffic as needed.

The approved scheme also includes increasing the number of lanes on the A264 southbound and B2195 Crawley Road arms to three with four lanes on the A264 northbound. The additional lanes on the A264 northbound and B2195 were to be achieved by raising the adjacent land to achieve the widening required. Given the impact that would result, the scheme has been revised so as not to require substantial land raising and consequently impact upon the existing planting. The revised scheme now includes two lanes on the B2195 arm and three lanes on both the A264 north and south bound arms.

The revised scheme has been demonstrated as complying with all necessary design standards and is anticipated to operate appropriately. WSCC Highways are consequently satisfied with the revised scheme. The requirements of condition 31 part (i) 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. This condition relates to off site highway works which are not related to water usage. 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 to be addressed at RM stage within each development parcel. 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/25/0066
(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 Docs	Stage 1 Road Safety Audit Response	NONE	26.02.2025
Plans	S106 Highway Works	Mowbray-GLA-S106-Ph2-SK-H-6115 REV P2	26.02.2025
Plans	Visibility Splays	Mowbray-GLA-S106-Ph2-SK-H-6118 REV P1	26.02.2025
Plans	Vehicle Swept Plans	Mowbray-GLA-S106-Ph2-SK-H-6204 REV P2	26.02.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 14.04.2025

Authorising Officer sign/initial Adrian Smith Date: 14/04/2025