DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/25/0005
Mowbray, Land North of Horsham, Horsham, West Sussex,

DESCRIPTION:
Discharge of Schedule 4, Part 2, Clause 1.1 (Sports Hub Masterplan) to 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

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD5 - Open Space, Sport and Recreation
Policy 32 – Strategic Policy: The Quality of New Development
Policy 33 – Development Principles
Policy 43 – Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN
The site is within Rusper and North Horsham Parish. North Horsham Parish voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018. The relevant policies in the Rusper Parish Neighbourhood Plan are as follows:

- Policy RUS1: Spatial Plan
- Policy RUS3: Design
- Policy RUS8: Community Facilities

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
None.

Parish Comments:
None received.

Representations:
None received.

HUMAN RIGHTS
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
Outline Planning Permission was granted for the development of the North of Horsham site in March 2018 (ref: DC/16/1677). Permission was granted subject to conditions and a s.106 Agreement. Consent is sought to discharge the details required by Schedule 4, Part 2, Clause 1.1 (Sports Hub Masterplan).

Schedule 4, Part 2, Clause 1:1:

This obligation is for the following:

'*Prior to occupation of the 350th Housing Unit to submit the Sports Hub Masterplan to the District Council for approval*.'

Part 2 of Schedule 4 of the S106 sets out the obligations in relation to the Sports Hub. The Sports Hub is required by the S106 to comprise a Sports Pavilion, 4 MUGAs, Sports Pitches, a Youth Facility, a Mountain Bike Trail and ancillary parking. A youth facility is required by the S106 to comprise of at least 0.05 hectares of land to be provided either as a Skate Park or alternative youth facilities such as adventure play areas.

The S106 defines the Sports Hub Masterplan as :

"*Means the plan of the Sports Hub to be submitted to and approved by the District Council showing*
(a) the location and layout of the 4 MUGAs
(b) the land for the Sports Pavilion
(c) the location and layout of the car parking area(s)
(d) the location and layout of the Sports Pitches
(e) the land for the Youth Facility"

Reserved Matters approval for the Sports Hub, save for the Sports Pavilion, was granted in December 2022 (reference: DC/22/1026). The Sports Hub RMA secured approval for a multi-sports facility to the east of Phase 1 and west of the future Business Park. It includes sports pitches (two grass and one artificial grass pitch), a cricket square, four Multi Use Games Area ('MUGAs'), a skate park, mountain bike trail and associated car, bus and cycle parking alongside services and infrastructure. The location

for the Sports Pavilion was also identified through this application, which also now has approval. Reserved Matters approval for the Sports Pavilion was granted in April 2024 (reference: DC/23/1980).

In June 2024, a S96A application pursuant to the Sports Hub RMA was submitted to allow for minor changes to the approved landscaping and ensure consistency with approved Sports Pavilion RMA (reference: DC/24/0917). This was approved on 5 September 2024.

The details approved through the Sports Hub RMA (as amended) and Sports Pavilion RMA are sufficient to discharge the S106 obligation relating to the Sports Hub Masterplan. The requirements of the obligation have been satisfied.

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: S106/25/0005

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Details plan	Sports Pavilion, Proposed Plans & Elevations	P103 B	20.01.2025
Details plan	Land North of Horsham - Sports Hub - Landscape General Arrangement	DR-2001 S4-P18	20.01.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 14.04.2025

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