Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0091
Mowbray Development Site, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 37 to approved application DC/16/1677 (left in / left out junction).

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 37 of DC/16/1677. This relates to the submission of a SUDS Verification report for the Left in / Left Out junction off the A264 at Phase 2.

Condition 37: *Pre-Occupation Condition: Prior to the occupation of any building within the application site, a Verification Report demonstrating that the SuDS drainage system for the SuDS catchment area within which that building lies has been constructed in accordance with the approved design drawings for that particular catchment area shall be submitted to and approved, in writing, by the Local Planning Authority.*

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a SUDS Verification report. This relates to the SUDS provided at the Left in / Left Out junction onto the A264, which serves Phase 2. WSCC Local Lead Flood Authority have commented that have no objection to the details. Therefore, 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 pre-occupation condition. The Council as Competent Authority under its duties imposed by the Habitat Regulations has '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/25/0091
(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	SUDS Verification Statement	NONE	19.03.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 07.05.2025

Authorising Officer sign/initial Adrian Smith Date: 07/05/2025