Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0123
Mowbray Development Site, Horsham, West Sussex

DESCRIPTION:
Approval of details reserved by condition 24 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
Planning Application DC/16/1677 was granted consent on 1st March 2018. Consent is sought to discharge the details reserved by condition 24.

Condition 24: *Pre-Commencement Condition: Prior to the submission of the first Reserved Matters application within sub-phase 2A, as shown on Phasing Plan drawing no.2153A-507E received by the Local Planning Authority on 7th February 2018, a written Heritage Asset Mitigation Strategy for the 'Castle' moated site Scheduled Monument shall be submitted to and approved by the Local Planning Authority in writing. The strategy shall include details of the mitigation of the impact of the development on the Heritage Asset and enhancement of its setting, including but not limited to:*

(a) Details of proposed measures for interpretation of the Scheduled Monument and enhancement of its setting; and
(b) A timetable for the implementation of measures.

Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant submitted a Heritage Asset Management Plan. The Council's Conservation Officer commented that he is satisfied the plan is comprehensive and proportionate. However, the condition asks for details of proposed measures for interpretation of the monument. The management plan recommends an information board should be placed at the boundary between the development and the adjacent land containing the monument. Details are required regarding the implementation of these measures.

In response to the Conservation Officer's comments, the applicant has submitted the design of the interpretation board to be used. This shows the location of the board and outlines information of the 'Castle' Moated Site. The Conservation Officer has commented that the interpretation board is acceptable.

The applicant has also commented that, whilst the full wording of the condition requires a timetable for the implementation of the information board, owing to water neutrality issues, it is hard for the applicant to provide a definitive timetable for the delivery of the information board. This is because its delivery will be largely linked to when the housing comes forward in RM Parcels 12 and 13. The delivery of the board once the housing comes forward at RM Parcel 12 & 13 is also considered acceptable.

The requirements of the condition 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: DISC/24/0123
(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	Heritage Asset Management Plan		31.05.2024
Supporting Docs	Interpretation Board		23.07.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 24.07.2024

Authorising Officer sign/initial Adrian Smith Date: 24/07/2024