



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0211

Mowbray Development Site, Land North of Horsham, Old Holbrook, Rusper Road, Horsham, West Sussex.

DESCRIPTION:

Approval of details reserved by condition 8 to approved application DC/25/1543.

RELEVANT PLANNING HISTORY:

DC/25/1543	Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.	Application Permitted on 02.07.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1543 was granted consent on 02.07.2026. Consent is sought to discharge the details reserved by condition 8 (biodiversity enhancement strategy).

Condition 8:

Pre-Commencement Slab Level Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

To comply with the requirements of the condition, the applicant has submitted a Biodiversity Enhancement Strategy (dated July 2026). The Council's Consultant Ecologists have commented that the strategy is acceptable and 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/26/0211

(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
Plans		2898-5-20	03.07.2026
Supporting Docs	Ecology Enhancement Strategy		03.07.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 29.07.2026

Authorising Officer sign/initial Adrian Smith Date: 29/07/2026