Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0275
Land North of RM Area 1 and 2, Mowbray Development Site, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 and 3 to approved application DC/24/0061.

RELEVANT PLANNING HISTORY:

DC/24/0061	Reserved matters application for the provision of landscaping and ecological enhancements to the Hillside pursuant to Condition 5 of approved outline application 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 05.09.2024

PLANNING ASSESSMENT
Planning Application DC/24/0061 was granted consent on 05.09.2024. Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2: *Pre-Commencement Condition: The ponds hereby permitted shall not be provided until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and remain in force thereafter.*

Reason: To minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a Bird Hazard Management Plan. Gatwick Airport have commented that the details are acceptable. The requirements of the condition have been satisfied.

Condition 3: *Pre-Occupation Condition: Prior to the use of this area and notwithstanding the submitted Landscape and Ecological Management Plan (LEMP), a revised LEMP shall be submitted to for approval by the Local Planning Authority. The plan shall be implemented as approved and remain in force thereafter.*

Reason: To ensure a satisfactory development in accordance with Policies SD6 & 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a Hillside Landscape and Ecological Management Plan Compliance Statement. Both HDC Ecology (Place Services) and the HDC Landscape Team have commented that the statement is acceptable but have queried whether or not the submission of a Compliance Statement is acceptable. The cover letter submitted with this application states that a LEMP compliance statement was submitted as part of the Hillside Reserved Matters Application. This set out how the proposals under DC/24/0061 complied with the approved Phase 1 LEMP. The LEMP compliance statement has been updated to combine previous amendments responding to the consultee comments received into a single document for clarity and sets out how the Hillside RMA complies with the approved Phase 1 LEMP. This is considered appropriate. 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 condition. The original proposal was considered water neutral, in that the proposal didn't result in any additional water use. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes. 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/24/0275
(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	HILLSIDE LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN COMPLIANCE STATEMENT		01.11.2024
Supporting Docs	Bird Hazard Management Plan		01.11.2024
Supporting Statement	Covering Letter		01.11.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 05.12.2024

Authorising Officer sign/initial Adrian Smith Date: 05/12/2024