DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0888
Cala Homes Development Site, RM Areas 5&6, Mowbray Development Site, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Non material amendment to previously approved application DC/24/1927 (Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.) amendments to parking arrangement for plots 109-114 and swap in tenure of plots 129-134 from Shared Ownership to Affordable Rent and plots 109-114 from Affordable Rent to Shared Ownership.

RELEVANT PLANNING HISTORY:

DC/24/1927	Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.	Application Permitted on 09.05.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD4 – Housing Needs
Policy 33 - Development Principles

Neighbourhood Plan:
The Mowbray site covers the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation.

Rusper Parish Neighbourhood Plan has been through examination and has been approved through a referendum. The relevant policies are as follows:
- Policy RUS1: Spatial Plan

Parish Design Statement: None

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 received.

Parish Comments:
No comments to make.

Representations:
None received.

HUMAN RIGHTS AND EQUALITY:
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
The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

Permission is sought for non-material amendments to the reserved matters permission DC/24/1927 for RM Areas 5&6 of the Mowbray Development Site. The amendments are to the tenure mix of the affordable housing and minor changes to the parking arrangements. The parking changes relate to plots 109-114. The swap in tenure relates to plots 129-134 (Shared Ownership to Affordable Rent) and plots 109-114 from (Affordable Rent to Shared Ownership).

In relation to the tenure swap, the original tenure mix is as follows:

HA Rental Summary				
	House Type	Area ft²	No. units	Total Area ft²
	1 Bedroom Flat	553	3	1,659
	2 Bedroom Flat	758	2	1,516
	2 Bedroom Flat (M43)	859	1	859
	2 Bedroom House	850	4	3,400
	3 Bedroom House	1,001	2	2,002
	4 Bedroom House	1,184	1	1,184
	5 Bedroom House	1,281	1	1,281
			14	**11,901**

HA Shared Ownership Summary				
	House Type	Area ft²	No. units	Total Area ft²
	2 Bedroom Flat + Study	859	1	859
	2 Bedroom F.o.G	770	2	1,540
	2 Bedroom House	850	4	3,400
	3 Bedroom House	1,097	4	4,388
	4 Bedroom House	1,184	1	1,184
			12	**11,371**

Under this non-material amendment, the proposed tenure mix would be as follows:

HA Rental Summary				
	House Type	Area ft²	No. units	Total Area ft²
	1 Bedroom Flat	553	3	1,659
	2 Bedroom Flat	758	2	1,516
	2 Bedroom Flat (M43)	859	2	1,718
	2 Bedroom House	850	1	850
	3 Bedroom House	1,097	4	4,388
	4 Bedroom House	1,184	1	1,184
	5 Bedroom House	1,281	1	1,281
			14	12,596

HA Shared Ownership Summary				
	House Type	Area ft²	No. units	Total Area ft²
	2 Bedroom F.o.G	770	2	1,540
	2 Bedroom House	850	7	5,950
	3 Bedroom House	1,001	2	2,002
	4 Bedroom House	1,184	1	1,184
			12	10,676

The amendment would not change the overall number of shared ownership or affordable rented units. The proposal would also retains the approved appearance of the units. The scheme would effectively result in the following:

Affordable Rent:
Gain:
1 x 2 bedroom flat
2 x 3 bedroom house
Lose:
3 x 2 bedroom house

Shared Ownership:
Gain:
3 x 2 bedroom house
Lose:
2 x 3 bedroom house
1 x 2 bedroom flat

The change in tenure is considered minor, with the increased number of 3-bed affordable rent homes welcome given current housing need for this size accommodation. The HDC Housing Officer has commented that the above is acceptable.

In relation to the amendments to the parking layout, the proposed change would retain the same number of parking spaces in front of units 109-114 but in a slightly different layout. The scheme retains the landscaping approved under DC/24/1927 for this parking area. This amendment is also considered minor and acceptable.

Overall, the proposed amendments to DC/24/1927 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

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: DC/25/0888
(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
Layout plan	Site (Parcel 6)	P103 REV C	28.05.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 18.07.2025

Authorising Officer sign/initial Adrian Smith Date: 18/07/2025