Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0145
The Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 (Design and Landscape Strategy) to approved application DC/16/1677 (Phase 2).

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 condition 8 in relation to Phase 2 and the submission of a Design and Landscape Strategy. The details relate to the wording of the conditions as amended by the non-material application (DC/19/0984).

Condition 8:
Pre-Commencement Condition: *No later than the submission of the first application for approval of Reserved Matters within a Phase, a Phase Wide Design and Landscape Strategy for that Phase, setting out details of any principles relevant to that Phase, shall be submitted to and subsequently approved, in writing, by the Local Planning Authority. The Phase Wide Design and Landscape Strategy shall demonstrate how the development will comply with the design principles set out in the Design and Access Statement (prepared by Liberty, March 2017) and the mitigation measures set out in the Landscape and Visual Impact Assessment and how these principles are to be applied and followed throughout the development, including:*

i. details of individual character areas,
ii. placemaking objectives,
iii. indicative layout,
iv. development mix
v. hardsurfacing and external finish materials for residential, commercial and community use areas
vi. sustainable landscape construction principles, including an outline Phase wide soil resource plan in accordance with codes of landscape best practice;

vii. provide principles, approximate heights, materials and acoustic expectations of all bunds;
viii. the landscape strategy for the Phase including:
a) Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas;
b) A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc.,
c) Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;
d) Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016).
e) Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns;
f) A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area.
g) The timing of provision of strategic open spaces.

Reason: As these matters are fundamental to deliver the high quality, locally distinctive and unique urban and landscape design, to ensure a satisfactory development in the interests of visual amenity and nature conservation, to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and the increase of bird hazard risk at the application site and to accord with and in accordance with Policies SD1 and 33 of the Horsham District Planning Framework (2015).

Consultation Responses:

HDC Landscape: Comments [summarised].

- Comments received 09.10.2026. Some comments raised have been addressed. However, various comments are left outstanding as advice for the betterment of the scheme, highlighting landscape led SuDS in particular. The key outstanding concern is in regard to the requested buffer to the south of the historic Priority Woodland, recognised as a habitat of principal importance for conservation. While cognisant that this is not reflected within the OPP Parameter Plans, given the proposed and approved deviations, this is regarded as a necessary amendment in order to protect and reinforce the site's mature landscape framework and therefore must be reflected within the various strategy plans.

- Comments received 16.06.2026. Modification is recommended in order to improve the quality of the scheme and to ensure it is landscape-led. While details can be modified during forthcoming proposals, it is important to secure principles at this stage to limit the dilution of proposed strategies later on.

HDC Environmental Health: No concerns raised.

HDC Arboriculturist: No concerns raised.

HDC Conservation: No concerns raised.

Assessment:

The applicant has submitted a Design and Landscape Strategy (DLS) for Phase 2 of the Mowbray Development site. This is the second DLS submitted for this site. The DLS for Phase 1 was approved under DISC/20/0179. Taking into account the HDC Landscape Officer comments above, the applicant has submitted an amended DLS. The amended DLS is summarised as follows:

Chapter 1: Introduction and Vision Statement:

The introduction outlines the objectives of the DLS. This includes the purpose of the document, objectives and a Vision Statement. The Vision Statement states that '*central to this vision is the principle of creating community, reflected in a concept of three 'villages' with complementary hubs of activity. Phase 2 therefore, rather than duplicating the village centre and community facilities within Phase 1, adjoins the complementary uses of Bohunt School, the Sports Hub and the Employment Area. These hubs of activity will together support daily life, reduce the need to travel further afield, and serve as points of interaction that will help the new community to establish, grow and endure. The integration of the natural environment, and landscape qualities that the site already supports and displays, will be a defining objective in shaping the character of the new neighbourhoods*.'

Four key objectives have been identified to inform the design and delivery process. These are as follows:

- Integrate the great outdoors.
- Create destinations with a strong identity and an authentic sense of place.
- Grow a connected community.
- Deliver a sustainable place.

Chapter 2: The Site:

This chapter describes the site, outlines the site context and details the constraints and opportunities of Phase 2. This includes exploring existing settlement patterns in the surrounding area. This chapter also outlines the existing site at Phase 2 with site views.

Chapter 3: The Masterplan:

This chapter outlines the masterplan principles. The masterplan is structured by a framework of landscape spaces, streets and development parcels. The proposed land uses within Phase 2 are predominately residential. The DLS does not include the Employment Area approved for Mowbray to the south of Phase 2. This is because the Employment Area was not included in Phase 2 under the outline consent. It is a separate element. An illustrative masterplan and concept plan for Phase 2 is outlined in this chapter.

Chapter 4: Landscape and Public Realm:

This chapter focuses on opportunities to create a new settlement which fits into the landscape with access to green space and the countryside. The DLS states that '*the aim for the Phase 2 landscape is to create areas of open space taking inspiration from the existing rural character of the site. Existing woodland and hedgerows within the development and around the perimeter provide a woodland character that surrounds and cuts into Phase 2, separating development areas*.'

An illustrative masterplan has been submitted which indicates the proposed greenways and play areas. This chapter also sets out the following:

- An Open Space and Recreation Strategy
- A Play Strategy
- Surface Water Drainage Strategy
- Materials Strategy
- Street Furniture Strategy
- Boundary Treatments Strategy
- Lighting Strategy
- Biodiversity Strategy
- Planting Strategy
- Key Open Spaces
- Approach to Bailey Fields area of open space
- Approach to Castle Park Greenway and Local Landscaped Area of Play
- Approach to Chanells Wood area of open space
- Approach to Chanells Meadows

- Approach to Chanells Park and Easten NEAP
- Approach to Southern Open Space and Basins
- Approach to Owlcastle Allotments

Chapter 5: Movement Strategy:

This chapter builds on the principles established through the Movement & Access parameter plan indicating the movement network through Phase 2. An Active Travel Strategy is presented which states that it will provide safe and convenient routes for pedestrians with a network of routes along green corridors and through green spaces to promote walking and cycling. Street hierarchy principles are laid out for Primary Streets, Secondary Streets and Tertiary Streets. Parking typologies and principles are also laid out.

Chapter 6: The Built Form:

This chapter lays out the principles and guidance for the design of development parcels, building plots and building form. This chapter includes details for each character area within Phase 2. The following is included:

- Key frontages.
- Positions for Marker Buildings.
- Density.
- Residential Layout Principles.
- Street Scene Principles.
- Plot and Building Features.
- Materials.

Comments from Consultees and Amendments:

As outlined above, comments were received during the process of the application from consultees. Most notably, the HDC Landscape Officer originally commented that amendments were required to the DLS to improve the scheme and to ensure it was landscape led.

Subsequently, an amended DLS was submitted by the applicant with a response to the HDC Landscape officer comments. The HDC Landscape Officer has commented that whilst some of her comments had been addressed, there were some outstanding concerns. These related to requested changes to proposed density, drainage strategy, provision of additional buffer zones and classification of spaces.

The applicant responded that the DLS is based on the parameters set out in the outline consent and under planning conditions. Therefore, matters such as density, drainage and buffer zones have already been established for the Mowbray development. It would therefore be unreasonable to require additional constraints within this DLS which go above and beyond those already established. This is considered an appropriate response.

Conclusion:

As amended, the Design and Landscape Strategy is considered appropriate and sets a clear set of guidelines and principles for the design and layout of Phase 2 that will provide for a high quality development as envisaged by the outline planning permission. 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/26/0145
(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	Design and Landscape Strategy	NONE	29.10.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 29.10.2026

Authorising Officer sign/initial Adrian Smith Date: 29/10/2026