



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0025

The Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:

Application for discharge of S106 Obligations (Schedule 4, Parts 2, 4, 8 & 9) of Outline Planning Permission reference DC/16/1677 relating to details of the Sports Hub.

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

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy SD1: Strategic Policy: Land North of Horsham

Policy 32 – Strategic Policy: The Quality of New Development

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 North Horsham Parish has withdrawn its neighbourhood plan designation.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

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:

HDC Landscape: Comment [Summary].

- Details relating to Sports Hub landscaping, MUGA specifications are acceptable. Amended details are required regarding the design of the signs for Youth facility and Mountain Bike trail.

Parish Comments:

North Horsham Parish: No objection.

Representations:

None received

HUMAN RIGHTS

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

Consent is sought to approve the details required by Schedule 4, Parts 2, 4, 8 & 9 of the legal agreement approved under DC/16/1677. The details submitted are summarised as follows:

Part 2 Sports Hub:

1.1 Submission of a Sports Hub Masterplan prior to occupation of the 350th unit. The applicant has stated the most up to date masterplan was approved under DC/26/0012.

1.4 Submission of Sports Pavilion specification prior to commencement of the Sports Hub. The details and layout of the Sports Hub were also approved under DC/26/0012. A further specification for the Pavilion has also been submitted with this application.

1.4 Submission of details of Temporary Facilities. No details have been submitted as Temporary Facilities are not required given that the Sports Hub is coming forward.

1.4 Submission of details of Sports Hub Car Parking Strategy. These details were also approved under DC/26/0012. No parking changes are proposed.

1.4 Submission of details of Sports Hub Landscaping Strategy. These details were also approved under DC/26/0012. No changes are proposed.

Part 4 MUGAs:

1.1 Submission of the MUGAs specification prior to commencement of the Sports Hub. Compliance with these details is set out in an appendix submitted with the application (at the end of the Cover Letter).

Part 8 Youth Facility:

1.1.1 Prior to commencement of the Youth Facility, the Owners are required to confirm in writing that they will provide the Skate Park. The Owners have confirmed that this will be provided.

1.11.1 Prior to commencement of the Youth Facility, to submit the Youth Facility Specification. These details are set out in an appendix submitted with the application.

Part 9 Mountain Bike Trail:

1.1 Prior to commencement of the Mountain Bike Trail, the Owners shall appoint a specialist with expertise in designing mountain bike trails to advise on and prepare the Mountain Bike Trail Specification. To submit the Mountain Bike Trail Specification for approval. The details and layout of the Sports Hub were also approved under DC/26/0012. These plans were produced by On Track,

satisfying the specialist consultant requirement of the obligation. These details are set out in an appendix submitted with the application.

The majority of the details required above have already been approved under the Reserved Matters application DC/26/0012. This was a Reserved Matters approval for the Sports Hub. As such, the HDC Landscape Officer has commented that the majority of details are acceptable. The Landscape Officer also agrees with the specifications set out in the appendices and the Sports Pavilion Specification.

The Landscape Officer has commented that the signage details for the Skate Park and Mountain Bike Trail were generic and asked for these elements to be amended. The applicant has responded that they are not yet in a position to provide this level of detail and won't be able to so until the site is closer to completion. This is when a signage company can be instructed. The applicants have stated that they are happy to commit to providing the requested details on the signage when the time comes (even though this goes beyond the requirements of the obligations). This is considered acceptable and an informative is added reminding the applicant to submit these details at a later date. The requirements of the obligations have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is reminded of their commitment to submit details of the proposed signage for the Skate Park and Mountain Bike Trail for approval prior to the boards being installed.

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: S106/26/0025

(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 Statement	Sports Pavilion Specifications		15.05.2026
Supporting Statement	Cover letter		15.05.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 26.08.2026

Authorising Officer sign/initial Adrian Smith Date: 27/08/2026