



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0157

Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 12 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 by condition 12 (Ecological Mitigation and Management Plan) for Phases 2. The wording of the condition relates to the amended wording approved under DC/19/0984.

Condition 12: *Pre-Commencement Condition: Prior to the commencement of the development (other than construction of the accesses hereby permitted) within any Phase or part thereof, an Ecological Mitigation and Management Plan (EMMP) for that Phase or part thereof (hereafter called the 'Phase-Wide EMMP') shall be submitted to and approved in writing by the Local Planning Authority. The Phase Wide EMMP shall incorporate the recommendations of Chapter 12 of the Environmental Statement dated July 2016 and its appendices, including the Outline Ecological Mitigation and Management Plan (dated December 2016), and Chapter 12 of the addendum to the Environmental Statement dated March 2017, as well as the updated Appendix 12.19c Bat Survey Report, dated July 2017 submitted with the application and any additional or amended recommendations arising from the up to date Ecological Surveys relevant to that Phase, and shall include details of protection of retained habitat and avoidance measures with regards to protected and notable species. The EMMP shall include details of pre-works, during works and post-works measures including any on-going management and maintenance necessary to ensure the effectiveness of the mitigation and enhancement measures. The development shall thereafter be carried out in accordance with the approved details.*

Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), The Badger Act 1992, NERC Act 2006 and the NPPF.

To comply with the requirements of the condition, the applicant has submitted a Phase 2 Ecology Mitigation and Management Plan (Derek Finnie Associates, March 2026) and a Landscape Masterplan of the Hillside area within Phase 1. The Hillside area is included in this submission as this area is to be used for ecological mitigation purposes for Phase 2. The HDC Consultant Ecologists (Place Services) have commented that the details are acceptable. The requirements of the condition have therefore 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/26/0157

(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	Landscape Masterplan	DR-1001 REV S5-P10	22.05.2026
Supporting Statement	Phase 2 - ecology mitigation and management plan	DFA26001V2	22.05.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 19.06.2026

Authorising Officer sign/initial Adrian Smith Date: 19/06/2026