



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0159

Mowbray Development Site, Horsham, West Sussex.

DESCRIPTION:

Application for Approval of Details Reserved by Condition 22 approved application DC/16/1677 (Sub-Phases 2C and Part 2D).

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 22 (programme of archaeological work) for Phases 2C and Part 2D. The wording of the condition relates to the amended wording approved under DC/19/0984.

Condition 22:

Pre-Commencement Condition: No development within a Reserved Matters Area shall be commenced until a programme of archaeological work following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016 has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

A Written Scheme of Investigation for the carrying out of a Geophysical Survey covering Sub Phases 2C and 2D was submitted on 24 May 2023 (DISC/23/0124) and subsequently approved. The results of the Geophysical Survey, that was carried out in accordance with the aforementioned WSI between 18 and 22 September 2023, are submitted as part of this application.

The HDC Consultant Archaeologist has commented that he has no objections to the trial trenching taking place but as further work may be required following the results of the evaluation, the condition should not be fully discharged at this stage to allow any further mitigation works to be secured if required. The requirements of the condition have therefore been part satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

Please note that whilst the HDC Archaeologist has no objections to the trial trenching taking place, he has commented that further work may be required following the results of the evaluation. As, further details will need to be formally submitted to fully discharge the requirements of this condition for Phases 2C and Part 2D.

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/26/0159

(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	Project specification for an archaeological evaluation 3	22S117EV3 REV 8/5/26	22.05.2026
Supporting Statement	Geophysical Survey (Magnetic)	MNH 23/181	22.05.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 19.06.2026

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