Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0112
Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 31 (part iv – highway improvements to Crawley Road roundabout) to approved application DC/16/1677

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 31 (part iv – highway improvements to Crawley Road roundabout). The wording of the condition relates to the amended wording approved under DC/19/0984.

Condition 31:
Pre-Commencement Condition: Notwithstanding the indicative off-site highway works drawings submitted with this application, prior to the commencement of the following off-site highway works, full details and specification of those works shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the following timetable:

i. the highway improvements at the A264 Moorhead Roundabout as shown indicatively on drawing number 25216-5506-014E shall be completed prior to the occupation of the 1,292th dwelling.
ii. the highway improvements at the A24 Hop Oast Roundabout as shown indicatively on drawing number 25216-5506-016A shall be completed prior to the occupation of the 2,200th dwelling.
iii. the highway improvements at the Giblets Way Roundabout as shown indicatively on drawing number 25216-5506-017B shall be completed prior to the occupation of the 1,375th dwelling
iv. the highway improvements at the Crawley Road Roundabout as shown indicatively on drawing number 25216-5506-018A shall be completed prior to the 2,200th dwelling.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition (part iv only), the applicant has submitted the following:

- Engineering layout for construction
- Agreement Plan for construction
- Completion certificate

WSCC Highways have commented that it is noted that condition 31 is being discharged only in respects of part iv of the condition and namely the implementation of agreed improvements to the Crawley Road Roundabout. The works in question have been completed to the satisfaction of WSCC Highways. Condition 31, part iv, can therefore be discharged and the requirements of the condition have been satisfied.

Water Neutrality
On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. As a 'pre-commencement condition', the wording of the condition is considered a 'conditions precedent'. However, the proposal is for off site works which do not result in any water usage. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes with water neutrality to be addressed at RM stage within each development parcel. No adverse effects on the Arun Valley habitat sites will therefore occur.

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/24/0112
(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	covering letter condition 31		16.05.2024
Plans	engineering layout		16.05.2024
Plans	S.278 Highway Works S.278 Works Plan / Agreement Plan		16.05.2024
Supporting Docs	Completion Certificate		16.05.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 05.06.2024

Authorising Officer sign/initial Adrian Smith Date: 06/06/2024