Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0333
The Mowbray Development Site, Horsham

DESCRIPTION:
Application for Approval of Details Reserved by Condition 35 (LEMP) 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 35 (LEMP) for Phase 2.

Condition 35: ***Pre-Occupation Condition****: No part of the development hereby permitted within any sub-phase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan (drawing number no.2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be managed and maintained in accordance with the approved details.*

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a Landscape and Ecological Management Plan for Phase 2. The LEMP provides a set of aims and objectives for the management, management responsibilities and maintenance of existing and proposed features within Phase 2. This includes the management and maintenance of landscape features within the Strategic Landscape Buffers within Phase 2.

The HDC Landscape Officer has commented that the LEMP is considered an appropriate overarching framework. The detailed landscape proposals for each Reserved Matters (RM) Area, including the Sub-Phase 2A Strategic Landscape Buffer currently under consideration, are controlled separately through the RM process. Condition 36 of DC/16/1677 requires a detailed RM Area-Specific Landscape and Ecological Management Plan prior to initial occupation of each RM Area. This provides the mechanism for securing component-specific management and maintenance information once the detailed landscape proposals are approved. No landscape objection is therefore raised to the discharge of Condition 35 in relation to the Phase 2 overarching LEMP.

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/26/0333
(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 & Ecological Management Plan - Phase 2	2153A - 507E	02.10.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 02.11.2026

Authorising Officer sign/initial Adrian Smith Date: 02/11/2026