Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0097
Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 37 (SUDs Verification) to approved planning application DC/16/1677 (Strategic basins within the East West Greenspace)

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 37 (SuDs verification report) for strategic basins within the East West Greenspace in Phase 1.

**Condition 37**: *Pre-Occupation Condition: Prior to the occupation of any building within the application site, a Verification Report demonstrating that the SuDS drainage system for the SuDS catchment area within which that building lies has been constructed in accordance with the approved design drawings for that particular catchment area shall be submitted to and approved, in writing, by the Local Planning Authority.*

*Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).*

Permission is sought to approve the SuDs verification report for two basins located within the East West Greenspace in Phase 1. The two basins are located north of the Moated Farmhouse. These basins were approved under reserved matters application DC/22/0369. WSCC Local Lead Flood Authority have commented that the details are acceptable and that the condition can be discharged for these basins. 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 pre-occupation condition. The wording of the condition is not considered a 'conditions precedent'. 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.

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**Plans list for: DISC/24/0097**
(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 | Phase 1 SUDs Verification Report | | 03.05.2024 |

**DELEGATED**

Case Officer sign/initial Jason Hawkes Date: 11.06.2024

Authorising Officer sign/initial Adrian Smith Date: 11/06/2024