



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0158

The Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 9 to approved application DC/16/1677 (Sports Hub Sub-Phase and 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 9 (CEMP) for the Sports Hub Sub-Phase and Phase 2. The wording of the condition relates to the amended wording approved under DC/19/0984.

Condition 9:

Pre-Commencement Condition: *Prior to the commencement of development (other than the accesses hereby permitted) on any Phase of development or part thereof a Construction Environment Management Plan covering that Phase or part thereof shall be submitted to and approved by the Local Planning Authority. The Phase-Wide CEMP shall include, but not be limited to, the following details:*

- a) the phased programme of demolition and construction works*
- b) routing of vehicles to and from the site during construction*
- c) erection and maintenance of security hoarding*
- d) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
- e) details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties*
- f) measures to reduce air pollution during construction including turning off vehicle engines when not in use, plant servicing and transport reduction,*

- g) waste management including prohibiting burning of construction waste,
h) measures to prevent the discharge of water or other substances to ground or surface waters without the prior written approval of the Environment Agency.

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period of the relevant Phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the surrounding environment and residents during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, a CEMP has been submitted in two parts. This covers Phase 2, including the Sports Hub. A CEMP covering the Phase 2 was approved under application reference DISC/24/0030. The Sports Hub was not included in the description of development for that application.

This application therefore seeks to discharge Condition 9 for the Sports Hub. The submitted CEMP is materially the same as the CEMP that was approved under that application. In addition, this application seeks to discharge the requirements of C9 insofar as it relates to the Bailey Road Extension within Phase 2, Reserved Matters for which are approved pursuant to RMA ref. DC/23/2328.

The applicant has stated that, as with the Phase 1 CEMP, each subsequently approved RMA has a separate appendix that is added to the phase-wide document to pick up any RMA-specific construction management/ logistical matters. This is so that all provisions are contained within a single document that all contractors operational on the site adhere to and are aware of for activities being undertaken by other contractors within the same area.

As originally submitted, WSCC Highways commented that amendments were required in relation to the use of Wimland Road for construction traffic. An amended CEMP was then submitted removing reference to access from the site from Wimland Road and through Rusper. As amended, WSCC Highways have commented that the CEMP is acceptable. In addition, HDC Environmental Health have no objections to the proposal. The CEMP addresses the requirements of the condition above.

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/26/0158

(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	Phase-wide Construction Environmental Management Plan (CEMP), Part 1	268_8220585_JB_Ph2_CEMP REV 5	30.06.2026
Supporting Statement	Phase-wide Construction	268_8220585_JB_	30.06.2026

	Environmental Management Plan (CEMP), Part 2	Ph2_CEMP REV 5	
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DELEGATED

Case Officer sign/initial Jason Hawkes Date: 14.07.2026

Authorising Officer sign/initial Adrian Smith Date: 14/07/2026