Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0334
Mowbray Development Site, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 16 to approved application DC/16/1677 (Sub-Phase 2 – Bailey Road Extension).

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.	Permitted 01.03.2018
DC/23/2328	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission DC/16/1677 for extension of the primary road between Phases 1 and 2, temporary turning head, provision of pedestrian/ cycle paths, SUDS basins and associated landscaping.	Permitted 04.10.2024

PLANNING ASSESSMENT
Planning Application DC/16/1677 was granted consent on 1st March 2018. Consent is sought to discharge the details reserved by condition 16 (Tree Works).

Condition 16:
No development shall commence within any Reserved Matters Area or on works to construct the accesses hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:

a) *A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*
b) *Once installed, the fencing shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.*
c) *Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The details relate to Sub-Phase 2 also known as the Bailey Road Extension within the Mowbray Development Site. This was granted permission under DC/23/2328. To comply with the requirements of

the condition, a Arboricultural Report (SCD-0001 Rev P2) and a Tree Removal Plan (2898-5-2-15 DR-2005 Rev S5-P3) have been submitted. The Arboricultural Officer has commented that the details are sufficient and that the requirements of the condition have 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/26/0334
(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	Arboricultural Report	SCD-0001 Rev P2	02/10/2026
Plans	Tree Removal Plan	2898-5-2-15 DR-2005 Rev S5-P3	02/10/2026

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 12.11.2026

Authorising Officer sign/initial J Hawkes Date: 12.11.2026