



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0146

The Mowbray Development Site, Horsham, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 to approved application DC/22/1026.

RELEVANT PLANNING HISTORY:

DC/22/1026	Reserved Matters Application for the provision of a Sports Hub including access, a substation, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, realignment of Chennells Brooks and a foul pump station, pursuant to Condition 5 of approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m ²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)	Application Permitted on 22.12.2022
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PLANNING ASSESSMENT

Consent is sought to discharge the details reserved by condition 2 of DC/22/1026.

Condition 2: *Pre-Commencement Condition: The Sports Hub access and adjacent SUDS basin to the east of Chennells Brook shall not be commenced until the archaeological site investigation and post investigation assessment has been completed with the programme set out in the approved Written Scheme of Investigation and that provision of analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.*

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, an Archaeological Evaluation and a Project Specification have been submitted. The HDC Consultant Archaeologist has commented that the reports demonstrate that no significant archaeological remains were recorded within this area and no further archaeological work is required. Condition 2 of DC/22/1026 has 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/26/0146

(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	Archaeological Evaluation	NONE	07.05.2026
Supporting Docs	Project specification for an archaeological evaluation	22s117ev	07.05.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 03.06.2026

Authorising Officer sign/initial Adrian Smith Date: 03/06/2026