DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0170
Mowbray Development Site, RM Parcels 5 and 6, Rusper Road, Horsham, West Sussex

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/1927

RELEVANT PLANNING HISTORY:

DC/24/1927	Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.	Application Permitted on 09.05.2025

PLANNING ASSESSMENT
Planning Application DC/24/1927 was granted consent on 09.05.2025. Consent is sought to discharge the details reserved by condition 3 (tree protection measures).

Condition 3: *Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site 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 Tree Protection Plan and an Arboricultural Method Statement. The HDC Arboricultural Officer has commented that there are no trees within the site that would be affected by this proposal. The proposal would also be appropriate in relation to its impact on the root protection areas of trees adjacent the site. Overall, the officer has commented that the Arboricultural Method Statement and Tree Protection Plan are a fair assessment of the tree related impacts of the development proposals at the site. The requirements of the condition have been satisfied.

The HDC Arboricultural Officer has commented that it would be beneficial to have a site meeting once the tree protection fencing has been erected to check that it is in the right place and talk through site monitoring. The applicant has been informed of this request.

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-commencement condition. The Council as Competent Authority under its duties imposed by the Habitat Regulations has 'screened out' this application for water neutrality purposes. Water neutrality was sufficiently addressed at RM stage under DC/24/1927. 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.

Plans list for: DISC/25/0170
(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
Tree plan	Tree Protection	25068-TPP-01	28.05.2025
Supporting Statement	Arboricultural Method Statement		28.05.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 15.07.2025

Authorising Officer sign/initial Adrian Smith Date: 16/07/2025