



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0144

The Mowbray Development Site, Horsham, West Sussex

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 to approved application DC/16/1677 (Phase 1).

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 7 (Reserved Matters Areas Plan) for Phase 1. The wording of this condition was updated under application DC/19/0984 and reads as follows:

Condition 7: *Pre-Commencement Condition: No later than the submission of the first application for approval of Reserved Matters for any Phase, save for the Principal Access Works as identified on drawing 25216/2001/SK020 Rev E, a Reserved Matters Areas Plan covering the entirety of that Phase and demarking the extent of the areas to come forward as individual applications for approval of Reserved Matters (hereafter referred to as Reserved Matters Areas) shall be submitted to and subsequently approved in writing by the Local Planning Authority. Thereafter the applications for approval of Reserved Matters shall be submitted broadly in accordance with the approved Reserved Matters Areas Plan, or such updated Reserved Matters Areas Plan as may be subsequently agreed in writing with the Local Planning Authority. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.*

Reason: *As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

Permission is sought to approve the Reserved Matters Areas Plan for Phase 1 of the Mowbray Development Site. Several RM Areas Plans have previously been discharged for Phase 1 pursuant to Condition 7, the first in 2020 under LPA reference DISC/20/0178, then in 2021 under LPA reference DISC/21/0104, and most recently in 2024 through LPA reference DISC/24/0021. The current proposal is largely the same as that approved in 2024. The current proposal differs in that it now includes the Moat House as a standalone Reserved Matters Area (RM Area 11). In discussions with L&G, it's been agreed that this part of the Neighbourhood Centre can, in principle, be used for residential use.

The proposed changes are considered appropriate and the layout would still be in compliance with the outline planning permission granted under DC/16/1677. 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/26/0144

(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
Plans	Reserved Matters Areas Plan	34854-S19 Rev H	11.05.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 20.05.2026

Authorising Officer sign/initial Adrian Smith Date: 20/05/2026