



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0060
Phase 2, Mowbray

DESCRIPTION:

Part approval (Phase 2) of details reserved by condition(s) 34 to approved application DC/16/1677.

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

Consultations:

WSCC Highways Authority: No Objection

Comment 1: 19 March 2026

It's noted that the submitted Travel Plan is to cover the whole of Phase 2. With this in mind, WSCC would seek clarification on how many dwellings are within phase 2 and the estimated build out period. This is requested as the TP is indicated to be monitored for a 5 year period. Depending on the size of phase 2, this clearly may not be long enough; the monitoring period would need to cover the entire build out of Phase 2 and run to a period beyond this to ensure the TP is being successfully implemented.

WSCC would also highlight that from experience, the use of travel questionnaires even when incentivised, do not generate a reasonable level of returns to provide any meaningful sample size. WSCC would advise against the use of travel questionnaires and would instead seek to rely on the biennial TRICS SAM surveys (or suitable equivalent) for the purpose of monitoring. The above points should be clarified/acknowledged and the TP updated accordingly.

Comment 2: 23 April 2026

Further direct discussions have been undertaken with the Applicant concerning the points previously raised by WSCC Highways within the travel plan. Subsequent amendments have been agreed and the latest submitted phase specific travel plan incorporates these agreements.

No objection would be raised to the part discharge of condition 34 in respects of phase 2 of the approved development.

Parish Comments:

No comment received.

Representations:

None received

Member Comments:

None received

PLANNING ASSESSMENT

Consent is sought to discharge the details reserved by condition 34 (Phase Specific Travel Plan) in relation to Phase 2 of approved application DC/16/1677.

Condition 34:

Pre-Commencement Condition: Prior to the first occupation of any phase or use within the development, hereby permitted, a Phase Specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority that accords with the approved Site Wide Framework Travel Plan. The Phase Specific Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The Phase Specific Travel Plan once approved shall thereafter be implemented as specified within the approved document.

To comply with the requirements of the condition, the applicants have submitted a 'Phase Specific Travel Plan Mowbray, Phase 2' to cover the whole of Phase 2 (Ref: 264_8220585_JB_Travel_Plan_Phase_2 Issue 3).

The Travel Plan has been reviewed by WSCC Highways, and following some minor amendments / clarifications, no objection is raised to the part discharge of condition 34 in respects of phase 2 of the approved development.

Summary

The requirements of the condition 34 in relation to Phase 2 of approved application DC/16/1677 has therefore been satisfied. It is recommended that conditions 34 can be discharged.

Recommendation: Application Permitted

Conditions:

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/26/0060

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

