Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0338
Land North of Horsham, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 35 to approved application DC/16/1677 (Sports Hub Sub-Phase).

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/26/0012	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure.	Permitted 17.04.2026

PLANNING ASSESSMENT
Planning Application DC/16/1677 was granted consent on 1st March 2018. Consent is sought to discharge the details reserved by condition 35 (LEMP).

Condition 35:
Pre-Occupation Condition: No part of the development hereby permitted within any subphase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan (drawing number no.2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The details relate to the Sports Hub Sub-Phase within the Mowbray Development Site. This was granted permission under DC/26/0012. To comply with the requirements of the condition, a Landscape and Ecological Management Plan (2898-5-4-LM-2001-S5-P1 RFC Sports Hub LEMP Rev P1) has been submitted.

The Landscape Officer advised whether the LEMP could be updated to include details of non-chemical methods of weed control and supplier information for plant stock. In response to this, the applicant confirms that the LEMP does specify that fertilisers, pesticides and herbicides will be used selectively

with the use of chemicals kept to a minimum, and that it includes specific reference to measures near waterbodies / ditches. The applicant also confirms that it is not possible to provide details of plant stock supplies at this stage as eventual providers will not be confirmed until stocks are ordered.

The Landscape Officer and Ecological Officer have commented that the details are sufficient and that the requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that plant stock should be locally sourced from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance.

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/26/0338
(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	Landscape and Ecological Management Plan	2898-5-4-LM-2001-S5-P1 RFC Sports Hub LEMP Rev P1	05.11.2026

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 16.11.2026

Authorising Officer sign/initial J Hawkes Date: 16.11.2026