



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0405

Mowbray Phase RM7, Rusper Road, Horsham, West Sussex, RH12 4PR

DESCRIPTION:

Approval of details reserved by conditions 4, 6 and 8 to approved application DC/21/1427 and approval of details reserved by condition 32 to approved application DC/16/1677 (RM 7 only).

RELEVANT PLANNING HISTORY:

DC/25/1979	Removal of Condition 2 and 9 of previously approved application DC/21/1427 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale (amended design, tenure and layout)) relating to water neutrality.	Application 20.01.2026	Permitted	on
DC/25/1705	Non Material Amendment to previously approved application DC/21/1427 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.(amended design, tenure and layout)) to vary the wording of Condition 2 to allow the commencement of works to dwellings with benefit of water neutrality credits.	Application 07.11.2025	Permitted	on
DC/21/1427	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.(amended design, tenure and layout).	Application 07.08.2025	Permitted	on
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 01.03.2018	Permitted	on

CONSULTATION RESPONSE

WSCC Highways Authorities: No Objection

With regards to condition 6, WSCC has previously sought additional information in the form of details of the cycle stores for the proposed houses. This information has now been provided. Based on the information submitted, WSCC have no objection to the discharge of condition 6.

HDC Landscape Officer: Advice

The Officer has provided 3 comments to this discharge of condition application dated 05/02/2026, 17/03/2026 and 19/05/2026. The Officer's latest comment outlines the following:

- No Objection is raised to the submitted planting schedule is considered acceptable, it is noted that 4no trees have been removed and 5no trees have been relocated. It is encouraged that removed trees are re-instated or relocated elsewhere on site.
- Changes have been noted from the Emorsgate EH1 Hedgerow mixture to a 'hard wearing turf'. This is deemed minor on this occasion
- Details of existing and proposed levels are considered acceptable.
- RPAs and existing services are considered acceptable.

The Officer has therefore outlined that the information submitted is sufficient to recommend the discharge of Condition 4.

PLANNING ASSESSMENT

Consent is sought to Approval of details reserved by Condition 4 (**Hard and Soft Landscaping**), 6 (**Cycle Parking**) and 8 (**Broadband**) to approved application DC/21/1427 and application Condition 32 to approved application DC/16/1677 (**Broadband**) (RM 7 only).

Planning Application DC/21/1427 was granted consent on the 7th August 2025. This permission was for the following:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.(amended design, tenure and layout).

Planning Application DC/16/1677 was granted consent on the 1st March 2018. This permission was for the following:

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.

DC/21/1427 - Condition 4 (Hard and Soft Landscaping)

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the following plans and measures:

- An updated plant schedule specifying plant numbers.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Coordination of boundary treatments plans with ecological enhancement measures set out in the Ecological Mitigation and Management Plan, dated June 2025.
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals such as retaining walls, banking etc - including cross sections where necessary.
- Proposed locations of tree root barriers in relation to proposed and existing functional services.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully

damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and in accordance with Policy SD1, SD6 and 33 of the Horsham District Planning Framework (2015).

The applicant has provided a Landscape Management Plan, Landscape Specification, Planting schedule, Boundary treatment Plan, and Electric Vehicle Charging Points Plan. The Council's Landscape Officer has reviewed these documents. Whilst advice is given to encourage the re-instatement of 4no trees elsewhere within the site, the Officer notes that the information submitted is sufficient to recommend the discharge of Condition 4. The requirements of condition 4 have therefore been satisfied.

DC/21/1427 - Condition 6 (Cycle Parking)

Pre-Occupation Condition: *No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: To ensure the adequate provision of cycle and refuse facilities in accordance with Policy SD1, 33 and 40 of the Horsham District Planning Framework (2015).

The applicant has provided elevations and siting of Cycle sheds and Bin/Bike Stores for all dwelling. These details have been reviewed by WSCC Highways Authority and HDC Landscape who have raised no objection. The requirements of condition 6 have therefore been satisfied.

DC/21/1427 – Condition 8 (Broadband)

Pre-Occupation Condition: *Prior to the first occupation of each dwelling, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the premises.*

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

It is noted that Condition 8 requires superfast broadband infrastructure to be provided prior to first occupation, however, this condition is not required to be discharged.

DC/16/1677 - Condition 32 (Broadband)

Pre-Commencement Slab Level Condition: *No development above ground floor slab level shall be carried out in any Reserved Matters Area hereby permitted until a scheme detailing the measures and timetable to install service ducts to facilitate the provision of high speed broadband internet connections to each dwelling, commercial unit and community building within the development have been submitted to and approved in writing by the local planning authority. The scheme for high speed broadband service ducts shall be implemented in accordance with the approved details.*

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning.

The applicant has provided a plan detailing ducting across RM 7 (X547-RM7-FND-01 Rev BA). Service ducts serve each dwelling and the time line for installation. These details are considered sufficient and the requirements of condition 32 pursuant to applicant DC/16/1677 have therefore been satisfied.

Summary

The requirements of Condition 4 (Hard and Soft Landscaping), Condition 6 (Cycle Parking) to DC/21/1427 have each been satisfied. Condition 8 (Broadband) to DC/21/1427 is not required to be discharged, however, the applicant should ensure serves are provided prior to first occupation of any dwellings. It is therefore recommended that conditions 4 and 6 to DC/21/1427 can be fully discharged.

The requirements of Condition 32 (Broadband) to DC/16/1677 have also been satisfied and this condition can also be fully discharged.

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/25/0405

(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	Cycle Store Schedule	NONE	11.03.2026
Plans	Boundary Treatment Plan	GLS_050_195_190 0	13.05.2026
Location & Site plan	Proposed site plan indicating cycle store	RM7-HOR- 003 Rev A	30.01.2026
Plans	Electric Vehicle Charging	0045-HTA-00-PL- DR-A-1028 Rev D	04.03.2026
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A1 PLOT 1-12	YRM7-ARCH-BCS- 100 T1	19.12.2025
Supporting Statement	Landscape management plan	GLS_050_195_180 2 Rev A	13.05.2026
Supporting Statement	landscape specification	GLS_050_195_180 1 Rev A	13.05.2026
Plans	planting plan sheet 1	GLS_050_195_151 1 Rev C	13.05.2026
Plans	planting plan sheet 2	GLS_050_195_151 2 Rev C	13.05.2026
Plans	planting plan sheet 3	GLS_050_195_151 3 Rev C	13.05.2026
Plans	Fibre network design	X547-RM7-FND-01 REV BA	31.03.2026
Plans	Contract Boundary Offset in Greenspace Co-ordinates	NONE	19.12.2025
Elevation & Floor plan	BIKE STORES TO HOUSES	YRM7-ARCH-BCS- 100 REV T1	11.03.2026

