Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0273
Land North of Horsham, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 22 to approved application DC/16/1677 (Sub Phase 2C - Moathouse area)

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 01.03.2018	Permitted on
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 12.06.2019	Permitted on
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 12.03.2021	Permitted

PLANNING ASSESSMENT
Planning Application DC/16/1677 was granted consent on 01.03.2018. Consent is sought to discharge the details reserved by condition 22 (Archaeology). The wording of the conditions relate to the amended wording approved under DC/19/0984.

Condition 22:
No development within a Reserved Matters Area shall be commenced until a programme of archaeological work within the relevant Reserved Matters Area, following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016, has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The details relate to Sub-Phase 1C of the Mowbray Development Site. This relates to the area which include the Moathouse. The Moathouse area is in a central location within Phase 1 adjacent to the proposed Naighbourhood Centre.

To comply with the requirements of the condition, an Archaeological Evaluation have been submitted. The Council's Archaeology Consultant has commented that the details are sufficient and that 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/26/0273

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

Plan Type	Description	Drawing Number	Received Date
Supporting Document	Archaeological Evaluation		14.08.2026

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 15.10.2026

Authorising Officer sign/initial J Hawkes Date: 16.10.2026