Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0275
Mowbray Development Site, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 and 9 to approved application DC/25/1543

RELEVANT PLANNING HISTORY:

DC/25/1543	Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.	Application Permitted on 02.07.2026

PLANNING ASSESSMENT
Planning Application DC/25/1543 was granted consent on 2nd July 2026. Consent is sought to discharge the details reserved by conditions 7 and 9 (sustainable drainage scheme).

Condition 7:
Prior to the commencement of the SUDS features, construction drawings of the sustainable drainage components and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed Flood Risk Assessment by Glanville, 19th December 2025, Issue 3 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed SUDS features shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy.

Condition 9:
The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include: I. a timetable for its implementation, II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy.

The details relate to Employment Road within Phase 2 of the Mowbray Development Site. This was granted permission under DC/25/1543. To comply with the requirements of the conditions, a SuDS Management and Maintenance Plan, a Employment Land Pond 7a Sections plan (MOW-RMA2-PH2-

1220 T2), four S104 Agreement Plans (MOW-RMA2-PH2-3501 – 3504 inclusive) and three S38 Agreement Plans (MOW-RMA2-PH2-2100 – 2102 inclusive) have been submitted. The West Sussex County Council as Lead Local Flood Authority has commented that, as amended, 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/26/0275
(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	Phase 2 – SuDS Management and Maintenance Plan (Issue 3 17th July 2026)	NONE	24.09.2026
Plans	RMA2 - Employment Land Pond 7a Sections	MOW-RMA2-PH2-1220 REV T2	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 1 of 4	MOW-RMA2-PH2-3501 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 2 of 4	MOW-RMA2-PH2-3502 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 3 of 4	MOW-RMA2-PH2-3503 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 4 of 4	MOW-RMA2-PH2-3504 REV A2	17.08.2026
Plans	RMA 2 S38 Agreement Plan Sheet 1 of 3	MOW-RMA2-PH2-2100 rev A4	17.08.2026
Plans	RMA 2 S38 Agreement Plan Sheet 2 of 3	MOW-RMA2-PH2-2101 REV A4	17.08.2026
Plans	RMA 2 S38 Agreement Plan Sheet 3 of 3	MOW-RMA2-PH2-2102 REV A4	17.08.2026

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 15.10.2026

Authorising Officer sign/initial J Hawkes Date: 16.10.2026