



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2066

Mowbray Development Site , Land North of Horsham , Rusper , Horsham

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1927 (Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.) Amendments to the combined cycle parking and bin store.

RELEVANT PLANNING HISTORY:

DC/25/0888	Non material amendment to previously approved application DC/24/1927 (Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.) amendments to parking arrangement for plots 109-114 and swap in tenure of plots 129-134 from Share Ownership to Affordable Rent and plots 109-114 from Affordable Rent to Shared Ownership.	Application Permitted on 18.07.2025
DISC/25/0170	Approval of details reserved by condition 3 to approved application DC/24/1927	Application Permitted on 16.07.2025
DISC/25/0180	Application for Approval of Details Reserved by Condition 2 to approved application DC/24/1927	Pending consideration
DISC/25/0205	Application for Approval of Details Reserved by Conditions 4 (materials) and 5 (air source heat pumps) to approved application DC/24/1927	Application Permitted on 14.10.2025
DC/24/1927	Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.	Application Permitted on 09.05.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD4 – Housing Needs
Policy 33 - Development Principles

Neighbourhood Plan:

The Mowbray site covers the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation.

Rusper Parish Neighbourhood Plan has been through examination and has been approved through a referendum. The relevant policies are as follows:

- Policy RUS1: Spatial Plan

Parish Design Statement: None

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

None received.

Parish Comments:

None received.

Representations:

None received.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

Permission is sought for non-material amendments to the reserved matters permission DC/24/1927 for RM Areas 5 & 6 of the Mowbray Development Site.

Amendments are sought to split the combined cycle parking and bin store south of plot 133, and to relocate the bin store in front of plots 134-141. An amended cycle store would remain adjacent to parking space 140

The proposal would maintain the overall quantity and type of parking provision as approved within DC/24/1927 and would not lead to a reduction in either cycle parking or refuse storage. An amended planting plan has additionally been provided demonstrating the tree proposed next to parking space 136 would be retained within the proposed amendment.

Overall, the proposed amendments to DC/24/1927 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Plans list for: DC/25/2066

(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
Layout plan	SITE LAYOUT (SHEET 3 OF 3)	0003 REV P01	10.12.2025
Layout plan	SITE LAYOUT (SHEET 2 OF 3)	0002 REV P01	10.12.2025
Roof plan	Ancillary Buildings - Car Barns Elevations and Roof plans	00345-KSA-XX-ZZ-DR-A-504 REV C1	10.12.2025
Plans	Planting Plan Sheet 7	A00345-GLS-XX-XX-DR-L-1007 REV D	08.01.2026

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 08.01.2026

Authorising Officer sign/initial J Hawkes Date: 08.01.2026