



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0406

Mowbray Sub Phase 2, Old Holbrook, Horsham, West Sussex, ,

DESCRIPTION:

Approval of details reserved by conditions 2, 3 and 4 to approved application DC/23/2328.

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 Permitted on 01.03.2018
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 Permitted on 12.06.2019
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 Permitted 12.03.2021
DC/23/2328	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission DC/16/1677 for extension of the primary road between Phases 1 and 2, temporary turning head, provision of pedestrian/ cycle paths, SUDS basins and associated landscaping.	Application Permitted on 04.10.2024

Consultations:

WSCC Highways Authority: Advice

Condition 3 – The bus stop details have been submitted and agreed with WSCC Highways as part of the s38 highway adoption agreement. The details shown on drawing MOW-GLA-BRE-PH2-D-C-2103 A3 are therefore agreed and this condition can be discharged.

Condition 4 – The cycle lane demarcation has been submitted and agreed with WSCC Highways as part of the s38 highways adoption agreement. The details shown on drawing MOW-GLA-BRE-PH2-D-C-2111 A6 are agreed and this condition can be discharged.

Gatwick Airport: Advice

The proposed details pursuant to the above-mentioned conditions have been examined from an aerodrome safeguarding perspective and they do not conflict with safeguarding criteria. We therefore have no objections.

Parish Comments:

No objection

Representations:

None received

Member Comments:

None received

PLANNING ASSESSMENT

Reserved matters application DC/23/2328 was granted consent on 04.10.2024 and related to Sub Phase 2 located to the north west section of Phase 2 of the North of Horsham Development site (DC/16/1677). The reserved matters application sought approval for the extension of the primary road between Phases 1 and 2, temporary turning head, provision of pedestrian/ cycle paths, SUDS basins and associated landscaping

Consent is sought to discharge the details reserved by condition 2 (Bird Hazard Management Plan), 3 (bus stop details) and 4 (cycle lane details) to approved application DC/23/2328.

Condition 2:

Pre-Commencement Condition: Prior to the use of the attenuation ponds a Bird Hazard Management Plan shall be submitted for approval. The approved plan shall remain in force thereafter.

Reason: To minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A Bird Hazard Management Plan has been submitted in support of this application. The report has been reviewed by Gatwick Airport's Aerodrome Safeguarding Officer who has raised no objection. The requirements of the condition have therefore been satisfied, and Condition 2 can be fully discharged.

Condition 3

Pre-Commencement Condition: The roads hereby approved shall not be constructed above base course level until details of the passenger waiting and information facilities for the bus stops have submitted to and approved in writing by the Local Planning Authority. The details once approved shall thereafter be installed prior to the road opening to traffic.

Reason: To secure details of the facilities at the proposed bus stops in accordance with Policies SD9 and 40 of the Horsham District Planning Framework (2015).

Details of the proposed bus stop have been submitted in support of this application. These have been reviewed by WSCC Highways Authority who have raised no objection, noting that the details have been submitted and agreed as part of the section 38 highway adoption agreement. The requirements of the condition have therefore been satisfied, and Condition 3 can be fully discharged.

Condition 4

Pre-commencement Condition: The roads hereby approved shall not be constructed above base course level until details of the cycle lane demarcation have been submitted to and approved in writing by the Local Planning Authority. The details once approved shall thereafter be installed prior to the road opening to traffic.

Reason: To secure the details of the means by which the cycle lane is to be demarcated from the adjacent footway in accordance with Policies SD9 and 40 of the Horsham District Planning Framework (2015).

Details of the proposed cycle lane demarcation have been submitted in support of this application. These have been reviewed by WSCC Highways Authority who have raised no objection, noting that the details have been submitted and agreed as part of the section 38 highway adoption agreement. The requirements of the condition have therefore been satisfied, and Condition 4 can be fully discharged.

Summary

The requirements of the conditions 2, 3 and 4 have each been satisfied. It is therefore recommended that conditions 2, 3 and 4 can be fully discharged.

Recommendation: Application Permitted

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/25/0406

(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 Statement	Bird hazard management plan	NONE	22.12.2025
Plans	Bus stop general arrangements	MOW-GLA-BRE-PH2-D-C-2103 REV A3	22.12.2025
Plans	Signs and lines plan	MOW-GLA-BRE-PH2-D-C-2151 REV A6	22.12.2025
Plans	Permanent raised crossing	MOW-GLA-BRE-PH2-D-C-2801 REV A1	22.12.2025
Plans	surface finishes layout	MOW-GLA-BRE-PH2-D-C-2111 REV A6	22.12.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 20.01.2025

Authorising Officer sign/initial J Hawkes Date: 20.01.2026