Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0063
Mowbray Development Site, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 22 to approved application DC/16/1677 (Areas within Sub Phase 2A and Employment Land)

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

PLANNING ASSESSMENT
Consent is sought to discharge the details reserved by condition 22 of DC/16/1677 relating to areas within Sub Phase 2A and the Employment Land withing Phase 2. The wording condition relates to the amended wording approved under DC/19/0984.

Condition 22: *Pre-Commencement Condition: 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).

To comply with the requirements of the condition, written schemes of investigation for archaeology have been submitted for Sub Phase 2A and the Employment Land within Phase 2 of the Mowbray Development site. The HDC consultant archaeologist has commented that the details are acceptable. The requirements of the condition have been satisfied.

Water Neutrality

On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. As a 'pre-commencement condition', the wording of the condition is considered a 'conditions precedent'. However, no works have started within Phase 2 and no reserved matters application has been granted for this Phase for residential. As such, the Council, at this stage, does not know the extent of development and thus the water use on the parcel, with this all being captured at RM stage. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened it out' for water neutrality purposes.

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/24/0063
(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	Archaeological Evaluation		04.04.2024
Supporting Statement	Geophysical Survey		04.04.2024
Supporting Statement	Project Specification for an Archaeological Evaluation		04.04.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 13.05.2024

Authorising Officer sign/initial Adrian Smith Date: 13/05/2024