Stantec UK Limited
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West Malling, Kent
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UNITED KINGDOM

14 August 2026

Project/File: 333102644/A3

via Planning Portal
Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Application for Approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 - Phase 2 Neighbourhood Equipped Area of Play and Open Access Ball Court

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in respect of our submission seeking approval of Reserved Matters to provide a Neighbourhood Equipped Area of Play ('**NEAP**') and Open Access Ball Court ('**OABC**') pursuant to Outline Planning Permission reference DC/16/1677 (dated 1 March 2018; the '**OPP**').

Context

The OPP granted permission for development of the following description:

> ***'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'***

Condition 5 of the OPP requires:

> ***5. Details relating to the layout, scale, appearance, means of access and landscaping associated therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.***

Proposal

This application seeking the approval of Reserved Matters is made pursuant to Condition 5 above for works of the following description:

> ***Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the provision of a Neighbourhood***

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Equipped Area of Play and Open Access Ball Court within Phase 2, and associated landscaping, drainage and infrastructure.

Further details of the development proposed, and a detailed assessment of the development against the relevant policies can be found in the submitted Planning and Compliance Statement.

Submission

This application comprises the following:

01 Application Form (dated 14 August 2026), prepared by Stantec

02 Community Infrastructure Levy: Additional Information Form (dated 14 August 2026), prepared by Stantec

03 Covering Letter (dated 14 August 2026), prepared by Stantec

04 Planning and Compliance Statement (dated 14 August 2026), prepared by Stantec

05 Application Boundary (2898-5-2-34 DR-2001 S5-P2), prepared by David Jarvis Associates

06 Landscape Statement (7 August 2026; 2898-5-2-35-LS-2001-S5-P1), prepared by David Jarvis Associates

07 Landscape Specification (6 August 2026; 2898-5-4-SP-2006-S4-P1), prepared by David Jarvis Associates

08 Landscape Plans, prepared by David Jarvis Associates

- General Arrangement (2898-5-2-34 DR-0001 S5-P4)
- Planting Plans (2898-5-2-34 DR-0002 S5-P3)
- Hard Surface & Boundary Treatment Proposals (2898-5-2-34 DR-0003 S5-P4)
- Play Equipment (2898-5-2-34 DR-0004 S5-P3)
- Surfaces and Furniture Palette (2898-5-2-34 DR-0006 S5-P1)
- Illustrative Planting Palettes (2898-5-2-34 DR-0007 S5-P1)
- Timber Cleft 3 Rail with Dog Proof Stock Netting (2898-5-5-BND 0007 S5-P5)
- Timber Field Gate Pedestrian / Vehicular (2898-5-5-BND 0009 S5-P3)
- Benches, Seats and Picnic Tables (2898-5-5-FRN 0001 S5-P5)
- Cycle Stand (2898-5-5-FRN 0002 S5-P4)
- Litter Bin (2898-5-5-FRN 0007 S5-P4)
- Entrance Totem (2898-5-5 FRN-0014 S5-P1)
- Sleeper Wall (2898-5-5 FRN-0015 S5-P1)

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- 2m High Entrance Pier (2898-5-5 FRN-0016 S5-P1)
- Feeder Pillars (2898-5-5-SRV 0001 S5-P7)
- Tegula Block Paved Path (2898-5-5-SUR 0001 S5-P4)
- Jungle Mulch (2898-5-5-SUR 0003 S5-P4)
- Resin Bound Gravel (2898-5-5-SUR 0004 S5-P4)
- Tree Planting Details (2898-5-5-VEG 0001 S5-P6)
- Tree Planting Details (2898-5-5-VEG 0002 S5-P6)
- Tree Planting Details (2898-5-5-VEG 0003 S5-P5)

09 BS:5837 Survey, Arboricultural Impact Assessment & Method Statement (6 August 2026; 2898-5-2-34-TD-2001-S5-P1) and Tree Protection Plan (2898-5-2-34 DR-0005 S5-P1), prepared by David Jarvis Associates

10 Drainage Statement (Issue 1; 10 August 2026), prepared by Glanville

11 Ecological Mitigation and Management Plan (July 2026), prepared by CSA Environmental

The application fee of £1,018.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-15091803).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Sincerely,

Stantec UK Limited

James Taylor

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c. Alex Jones (Stantec)