Horsham District Council

Mrs Sarah Cross
Stantec UK Limited
2 Kings Hill Avenue
Kings Hill
West Malling
ME194AQ

Our ref:	DISC/26/0145
Your ref:	Phase 2 DLS (Condition 8)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	29th October 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 8 (Design and Landscape Strategy) to approved application DC/16/1677 (Phase 2 only).

The Mowbray Development Site, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

8. **Pre-Commencement Condition**: No later than the submission of the first application for approval of Reserved Matters within a Phase, a Phase Wide Design and Landscape Strategy for that Phase, setting out details of any principles relevant to that Phase, shall be submitted to and subsequently approved, in writing, by the Local Planning Authority. The Phase Wide Design and Landscape Strategy shall demonstrate how the development will comply with the design principles set out in the Design and Access Statement (prepared by Liberty, March 2017) and the mitigation measures set out in the Landscape and Visual Impact Assessment and how these principles are to be applied and followed throughout the development, including:
    - i. details of individual character areas,
    - ii. placemaking objectives,
    - iii. indicative layout,
    - iv. development mix
    - v. hardsurfacing and external finish materials for residential, commercial and community use areas
    - vi. sustainable landscape construction principles, including an outline Phase wide soil resource plan in accordance with codes of landscape best practice;
    - vii. provide principles, approximate heights, materials and acoustic expectations of all bunds;
    - viii. the landscape strategy for the Phase including:
        - a) Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas;
        - b) A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park

areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc.,

c) Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;

d) Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016).

e) Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns;

f) A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area.

g) The timing of provision of strategic open spaces.

Reason: As these matters are fundamental to deliver the high quality, locally distinctive and unique urban and landscape design, to ensure a satisfactory development in the interests of visual amenity and nature conservation, to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and the increase of bird hazard risk at the application site and to accord with and in accordance with Policies SD1 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 29th October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Design and Landscape Strategy (Phase 2)	NONE	29.10.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control