

3 March 2026

Project/File: 5277/A5/JT

via Planning Portal

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

Dear Jason,

Reference: Application for Discharge of Condition 7 of Outline Planning Permission reference DC/16/1677: Phase 2 Reserved Matters Areas Plan

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in relation to the discharge of Condition 7 insofar as it relates to Phase 2 of the Outline Planning Permission for Mowbray (LPA reference DC/16/1677; the 'OPP') seeking approval of the Phase 2 Reserved Matters Areas Plan.

Background

The OPP granted permission for development comprising the following:

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

Permission was granted subject to conditions on 1 March 2018.

Condition 7 requires:

- 7. Pre-Commencement Condition: Prior to the submission of the first application for approval of Reserved Matters application for any Phase, a Reserved Matters Areas Plan covering the entirety of that Phase and demarking the extent of the areas to come forward as individual applications for approval of Reserved Matters (hereafter referred to as Reserved Matters Areas) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the applications for approval of Reserved Matters shall be submitted broadly in accordance with the approved Reserved Matters Areas Plan. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.***

A Phase 2 Areas Plan has previously been discharged pursuant to an application to discharge Condition 7 under LPA reference DISC/24/0033 (dated 9 April 2024). The submitted Reserved Matters Areas Plan (34854 S22 E) has been amended as follows:

Reference: Application for Discharge of Condition 7 of Outline Planning Permission reference DC/16/1677: Phase 2 Reserved Matters Areas Plan

- Includes the whole of Sub-Phase 2D and excludes the area falling within the Sports Hub Sub-Phase and other minor boundary adjustments to more closely align with the Phasing Plan (2153A - 507E) approved as part of the OPP.
- Absorbs infrastructure approval areas into Reserved Matters Areas 12 and 13
- Provides for the Strategic Landscape Buffer wrapping around the eastern boundary of Sub-Phase 2C (RM Areas 15 and 18). The Strategic Landscape Buffer will come forward as a standalone application in broad accordance with the approved OPP parameters

Application Submission

This application for the discharge of Condition 7 of application reference DC/16/1677 comprises the following:

- 01 Application Form (dated 3 March 2026)
- 02 Covering Letter (dated 3 March 2026)
- 03 Reserved Matters Areas Plan Phase 2 (34854 S22 E)
- 04 Plan 10 – Phasing Plan (2153A - 507E)

The application fee of [REDACTED] has been paid via the Planning Portal (Reference: PP-14678826).

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

James Taylor

Planner
Phone: +44 173 279 3835
james.taylor@stantec.com

[stantec.com/uk](https://www.stantec.com/uk)

cc. Alex Jones (Stantec)