

30 April 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

Mowbray, Horsham: Application for Approval of Reserved Matters – Sub-Phase 2C Road

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') further to our submission via Planning Portal seeking approval of Reserved Matters for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SUDS basins, landscaping, and associated infrastructure.

Context

Outline Planning Permission was granted for the development known as Mowbray under application reference DC/16/1677 (dated 1 March 2018; the 'OPP'), which approved the following description of development:

'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.***

Proposed Development

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

Reference: Application for Approval of Reserved Matters: Sub-Phase 2C Road

'Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SuDS basins, landscaping, and associated 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 Statement.

Submission

This application seeking the approval of Reserved Matters for the Sub-Phase 2C Road comprises the following:

- 01 Application Form (dated 30 April 2026)
- 02 Community Infrastructure Levy: Additional Information Form (dated 30 April 2026)
- 03 Covering Letter (dated 30 April 2026)
- 04 Planning Statement (dated 30 April 2026), prepared by Stantec
- 05 Redline Boundary Plan (MOW-BM-PH2-RMA3-34854-DR-A-02749 05), prepared by Broadway Malyan
- 06 Application Drawings, prepared by Broadway Malyan
 - Topographical Survey (MOW-BM-PH2-RMA3-34854-DR-A-02750 05)
 - Substation 01 Plans, Sections, Elevations Proposed (MOW-BM-PH2-RMA3-34854-DR-A-03757 SK02)
 - Substation 02 Plans and Sections Proposed (MOW-BM-PH2-RMA3-34854-DR-A-03758 SK02)
 - Substation 02 Elevations Proposed (MOW-BM-PH2-RMA3-34854-DR-A-03759 SK02)
- 07 Transport Statement and Appendices (259_8220585_JB_Transport_Statement_RMA3), prepared by Glanville
- 08 Highways drawings, prepared by Glanville
 - Adoption Plan - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1001 P3)
 - Adoption Plan - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1002 P3)
 - General Arrangement - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1101 P3)
 - General Arrangement - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1102 P3)
 - Levels and Long Sections Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1103 P3)
 - Levels and Long Sections Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1104 P3)

Reference: Application for Approval of Reserved Matters: Sub-Phase 2C Road

- Visibility Splays - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1105 P3)
- Visibility Splays - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1106 P3)
- Vehicle Tracking - Buses - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1301 P3)
- Vehicle Tracking - Buses - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1302 P3)
- Vehicle Tracking - Refuse Lorry - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1303 P3)
- Vehicle Tracking - Refuse Lorry - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1304 P3)
- Vehicle Tracking - Fire Tender - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-1305 P2)
- Vehicle Tracking - Fire Tender - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-1306 P2)
- Pedestrian and Cycle Strategy - Sheet 1 of 2 (MOW-GLA-RMA3-PH2-SK01 P2)
- Pedestrian and Cycle Strategy - Sheet 2 of 2 (MOW-GLA-RMA3-PH2-SK02 P2)

09 Drainage Statement and Appendices (267_8220585_CS_Drainage_Statement_RMA3), prepared by Glanville

10 Ecology Mitigation and Management Plan (CSA/7937/01), prepared by CSA Environmental

11 Landscape Statement, prepared by David Jarvis Associates

12 Landscape drawings, prepared by David Jarvis Associates

- Landscape proposals GA (DR-2001 P3)
- Planting proposals 1 of 7 (DR-2002 P3)
- Planting proposals 2 of 7 (DR-2003 P3)
- Planting proposals 3 of 7 (DR-2004 P3)
- Planting proposals 4 of 7 (DR-2005 P3)
- Planting proposals 5 of 7 (DR-2006 P3)
- Planting proposals 6 of 7 (DR-2007 P3)
- Planting proposals 7 of 7 (DR-2008 P3)
- Tree protection plan (DR-2009 P3)
- Illustrative Planting Palettes (DR-2010 P1)
- Standard detail – Timber cleft 3 rail fencing (2898-5-5-BND-0002 P5)
- Standard detail – Benches and seats (2898-5-5-FRN-0001 P5)
- Standard detail – Dog waste bin (2898-5-5-FRN-0004 P5)

Reference: Application for Approval of Reserved Matters: Sub-Phase 2C Road

- Standard detail – Litter bin (2898-5-5-FRN-0007 P4)
- Standard detail – Wayfinding sign (2898-5-5-FRN-0010 P4)
- Standard detail – Fingerpost detail (2898-5-5-FRN-0012 P1)
- Standard detail – Tree planting details (2898-5-5-VEG-0001 P6)
- Standard detail – Tree planting details (2898-5-5-VEG-0002 P6)
- Standard detail – Tree planting details (2898-5-5-VEG-0003 P5)

13 Landscape and Ecological Management Plan (LM-2004 P1)

14 Landscape Specification (SP-2004 P1)

15 Arboricultural Impact Assessment / Arboricultural Method Statement (2898-2-17-TD-2001 P2)

16 Heritage Statement (274790.04), prepared by Wessex Archaeology

The application fee of £2,767.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-14805473).

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

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stantec.com/uk

cc. Alex Jones (Stantec)

Mark Wild (L&G)