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The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

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MOWBRAY PHASE 1 AREA 4, LAND NORTH OF HORSHAM

APPLICATION REF: DC/26/0909

On behalf of our client Bellway Homes Limited (Southern Counties), hereafter referred to as ('The Applicant'), an Application (DC/26/0909) was submitted and validated in July 2026 for Reserved Matters Approval for Phase 1 RM Area 4. This follows the grant of Outline Planning Permission (OPP) (DC/16/1677) for the comprehensive redevelopment of Land North of Horsham.

Reserved Matters Application

This Reserved Matters Application is therefore submitted pursuant to the OPP and relevant conditions and deals with matters of layout, appearance, scale and landscaping and is submitted pursuant to the parameter plans approved in the OPP. This Application seeks approval of Reserved Matters with the following description:

"Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure and approval of details reserved by Condition 9 (CEMP), Condition 34 (Travel Plan) and Condition 22 (Written Scheme of Archaeological Investigation) to approved application DC/16/1677 (RM Area 4 of Phase 1 only)".

It should also be noted that this Reserved Matters Application covers the proposed residential development parcel within Phase 1 Area 4 and the structural open space to the west, south and eastern boundaries of Area 4. A separate Reserved Matters Application (Ref: DC/24/0446) was approved in October 2024 for works that included the Phase 1 Primary Road to Old Holbrook (Moat Road) and the Sub Phase 1D Strategic Landscape Buffer directly north west, north and north east of the residential development parcel.

Since the Application was validated on 7th July 2026, a statutory and public consultation has taken place, alongside informal meetings with the Case Officers. The Applicant has carefully considered the comments received through these processes, and a summary of the changes and a response to the matters raised is set out within this covering letter.

Design and Landscape Changes

As discussed with the Case Officers, the maisonettes proposed in the northwest corner of the site, adjacent to the Local Area of Play (LAP) have been re-orientated to face to the west and provide a stepped access to the LAP (See Figure 1 and 2 below).

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Figure 1 – Superseded Layout in NW corner



Figure 2 – Revised Layout in NW corner

In response to other comments raised by the Case Officer, external design tweaks have been made to ten of the proposed housetypes (as listed in **Table 1** below). These include the addition of gablets to certain rooves, side windows, ground floor bay windows, gable boarding and tile hanging.

In response to the comments received by HDC's Landscape Officer (dated: 31/07/2026) a number of changes have been made to the landscaping plans and planting schedule, and whilst other points have been considered they are unable to be addressed by this application as a result of the previously approved landscape buffers (DC/24/0446). A high level summary is set out below:

- All block paving along the western edge of the development is now shown in a 'natural' colour.
- Parking and hardstanding orientation has changed below the LAP to respond to comments raised by the case officer.
- The garden boundary and retaining wall of plot 75 have been squared off.
- The Landscape Officer refers to relocating the footbridge in the south east corner of the site however, this is not achievable as it has already been approved under application ref: DC/24/0446 and directly links into the neighbouring development parcel (ref: DC/24/1927) which is in the process of being built out by Cala Homes.
- Discrepancies between the Landscape Masterplan and Soft Landscaping Plans have been resolved.
- A hard surfaced path to access the LAP has now been provided.
- The LAP is a minimum of 5m away from the boundary of the nearest dwelling and further annotations to this effect have been added to the LAP plan to demonstrate such.
- Signage, litter bin and bark mulch surfacing has been added to the landscape proposals.
- The specification of the play items has been revised and updated.
- The hedge around the sub-station has been re-introduced to the scheme.
- Clarification within the Hard Landscaping Plans that 'Garden Separate Fencing' will be close-board timber fence.

A full list of the documents that have been revised to respond to comments are set out in **Table 1** below to clarify the correct drawing / plan references, and the technical information that has been superseded.

Supporting Information

Table 1: Revised List of Supporting Plans and Documents

Drawing / Plan Originally Submitted	Updated Drawing / Plan Ref	Author
Site Location Plan		MDD Architecture & Urban Design
Proposed Site Layout (Colour) (SL-01 Rev A)	SL-01 Rev B	
Boundary & Dwelling Materials Layout (BDML-01 Rev A)	BDML-01 Rev B	
Electric Vehicle Charging Plan (EVC-01 Rev A)	EVC-01 Rev B	
Housing Tenure Plan (HT-01 Rev A)	HT-01 Rev B	
Parking Typologies Plan (PT-01 Rev A)	PT-01 Rev B	
Refuse & Servicing Plan (RS-01 Rev A)	RS-01 Rev B	
Storey Heights Plan (SH-01 Rev A)	SH-01 Rev B	
Unit Types Plan (UT-01 Rev A)	UT-01 Rev B	
Garage Plans and Elevations (GAR-01 Rev A)		
HT A - Plans & Elevations (HTA-01 Rev A)	HTA-01 Rev B	
HT B – Plans & Elevations (HTB-01 Rev A)	HTB-01 Rev B	
HT C – Plans & Elevations (HTC-01 Rev A)		
HT D – Plans & Elevations (HTD-01 Rev A)		
HT E – Plans & Elevations (HTE-01 Rev A)	HTE-01 Rev B	
HT F – Plans & Elevations (HTF-01 Rev A)	HTF-01 Rev B	
HT F – Plans & Elevations (HTF-02 Rev A)	HTF-02 Rev B	
HT G – Plans & Elevations (HTG-01 rev A)		
HT G – Plans & Elevations (HTG-02 rev A)		
HT H - Plans & Elevations (HTH-01 Rev A)		
HT J – Plans & Elevations (HTJ-01 Rev A)	HTJ-01 Rev B	
HT K – Plans & Elevations (HTK-01 Rev A)	HTK-01 Rev B	
HT K – Plans & Elevations (HTK-02 Rev A)		
HT L – Plans & Elevations (HTL-01 Rev A)		
HT M – Plans & Elevations (HTM-01 Rev A)	HTM-01 Rev B	
HT N & HT P – Plans & Elevations (HTNP-01 Rev A)	HTNP-01 Rev B	

Maisonettes – Plans & Elevations (MAIS-01 Rev A))	MAIS-01 Rev B	
Street Scenes (SS-01 Rev A)		
Proposed Levels Strategy (2500120_A-ACE-XX-XX-DR-C-0611 Rev B))	2500120_A-ACE-XX-XX-DR-C-0611 Rev C	Ardent
Landscape Masterplan (CSA/7914/100 Rev B))	CSA/7914/100 Rev D	CSA Environmental
Soft Landscape Proposals (3 sheets) CSA/7914/101 Rev C CSA/7914/102 Rev C CSA/7914/103 Rev C	CSA/7914/101 Rev D CSA/7914/102 Rev D CSA/7914/103 Rev D	
Hard Landscape Proposals (3 sheets) CSA/7914/104 Rev C CSA/7914/105 Rev C CSA/7914/106 Rev C	CSA/7914/104 Rev D CSA/7914/105 Rev D CSA/7914/106 Rev D	
Structural Open Space Proposals (3 sheets) CSA/7914/107 Rev C CSA/7914/108 Rev C CSA/7914/109 Rev C	CSA/7914/107 Rev D CSA/7914/108 Rev D CSA/7914/109 Rev D	
Local Area for Play (LAP) Proposals (CSA/7914/110 Rev C)	CSA/7914/110 Rev D	
Private Street Lighting Strategy – Design Layout	MMA20014/001 R2	MMA Lighting Consultancy
Tree Constraints Plan (2541-KC-XX-YTREE-TCP01Rev0)		Keen Consultants
Tree Protection Plan (2541-KC-XX-YTREE-TPP01RevA)	2541-KC-XX-YTREE-TPP01RevB	
Document Originally Submitted	Updated Document	Author
CIL Form 1		Savills
Drainage Technical Note (2500120_A-ACE-XX-XX-RP-C-0301 Rev B) (3 parts)	2500120_A-ACE-XX-XX-RP-C-0301 Rev D (15 parts)	Ardent
Construction Environment Management Plan (2500120_A-ACE-XX-XX-RP-C-0103A)	2500120_A-ACE-XX-XX-RP-C-0103D (4 parts)	
EIA Statement of Compliance (May 2026)	EIA Statement of Compliance (September 2026)	Savills

Landscape & Ecology Management Plan (CSA/7914/02 Rev A)	CSA/7914/02 Rev B	CSA Environmental
LVIA Conformance Statement		
Highways Technical Note (2500120_A-ACE-XX-XX-RP-C-0102A)	2500120_A-ACE-XX-XX-RP-C-0102C	Ardent
Travel Plan Statement (2500120_A-ACE-XX-00-RP-C-0101A)	2500120_A-ACE-XX-00-RP-C-0101C	
Private Lighting Strategy Area Calculation (2 documents)		MMA Lighting Consultancy
Private Lighting Strategy Design Document	Private Lighting Strategy Design Document (R2)	
Planning Statement		Savills
Compliance Design Document (Condition 48)		
Archaeology Planning Compliance Report		Tetra Tech Consulting Limited
Built Heritage Statement		
Energy and Sustainability Statement		Daedalus Environmental
Arboricultural Methods Statement (2541-KC-XX-YTREE-MethodStatement-Rev0)	2541-KC-XX-YTREE-MethodStatement-RevB	Keen Consultants
Tree Survey and Impact Assessment (2541-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevA)	2541-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevB	
Ecological Mitigations and Management Plan (E1585/EMMP/RMA4/R1/V2)-(2 parts)	E1585/EMMP/RMA4/R1/V3	Bioscan

As set out in the application description, the reserved matters application also seeks the discharge of Conditions 9 (Construction Environmental Management Plan), 22 (Written Scheme of Archaeological Investigation) and 34 (Travel Plan) of the outline planning permission (DC/16/1677).

If you have any queries or would like to discuss in more detail regarding this application, please do not hesitate to contact either myself or my colleagues James Greene [REDACTED] and Hannah Keyte [REDACTED]

Yours sincerely,

Robert Steele
Director
Savills Planning