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UNITED KINGDOM

22 December 2025

Project/File: 333102644

via PLANNING PORTAL

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

Dear Jason,

**SPORTS HUB, MOWBRAY
APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING
PERMISSION DC/16/1677**

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('the Applicant') further to the submission, via the Planning Portal, of an application for approval of Reserved Matters for the Sports Hub and pavilion, access, landscaping, foot/cycle paths, car and cycle parking, drainage including drainage basins and associated infrastructure.

Background

An application for Outline Planning Permission for development comprising the following was submitted to the Council on 4 August 2016:

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 ('the OPP').

Sports Hub RMA

Reserved Matters approval was granted for the Sports Hub on 22 December 2022 (LPA reference DC/22/1026) with a separate Reserved Matters approval for the Pavillion granted 25 April 2024 (LPA reference DC/23/1980). Since the approval of these RMAs, the Applicant has engaged in extensive discussions with Roffey Football Club ('Roffey FC') who are seeking to take forward the long-term management of the Sports Hub and Pavilion. To facilitate this, Roffey FC is seeking to upgrade and refine the previously approved scheme. A new RMA is therefore submitted for the revised Sports Hub and Pavilion.

Reference: Sports Hub, Mowbray: Application for Approval of Reserved Matters

This application seeks Reserved Matters approval pursuant to Condition 5 of the OPP. Approval is sought for the following:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access road, landscaping, foot/cycle paths, car and cycle parking, drainage including drainage basins, and associated infrastructure

The proposals can be summarised as follows:

- Provision of three Sports Pitches including a 3G pitch in accordance with the Sports Pitches Specification in the S106 and upgraded to Football Association ('FA') standard. Grass pitches designed to accommodate two wicket cricket pitch/ two full sized football pitches;
- Provision of a Mountain Bike Skills Track as per the Mountain Bike Trail Specification in the S106 and as previously approved;
- Provision of three Multi Use Games Areas (MUGAs);
- Provision of a skate park (500m2) as specified in the Youth Facilities Specification in the S106 and as previously approved;
- Provision of a Sports Pavilion;
- Landscape proposals including tree, shrub and wildflower planting and ecological features such as bird and bat boxes, dormouse scrub and log piles
- Car and cycle parking;
- Drainage attenuation basin and associated infrastructure.

Application Submission

- 01 Application Form (dated 22 December 2025)
- 02 CIL Form (dated 22 December 2025)
- 03 Covering Letter (dated 22 December 2025)
- 04 Planning and Compliance Statement (dated December 2025), prepared by Stantec
- 05 RMA Red Line Boundary (DR-2001 P1), prepared by David Jarvis Associates
- 06 Application drawings, including architectural and landscaping, prepared by OSP and David Jarvis Associates

David Jarvis Associates

- Landscape General Arrangement (DR-2002 P2)
- Planting Plan 1 of 3 (DR-2003 P1)
- Planting Plan 2 of 3 (DR-2004 P2)
- Planting Plan 3 of 3 (DR-2005 P2)

Reference: Sports Hub, Mowbray: Application for Approval of Reserved Matters

- Hard Surfaces Furniture and Boundary Treatments 1 of 3 (DR-2006 P1)
- Hard Surfaces Furniture and Boundary Treatments 2 of 3 (DR-2007 P1)
- Hard Surfaces Furniture and Boundary Treatments 3 of 3 (DR-2008 P2)
- Illustrative Planting Palettes - Trees and Hedges (DR-2009 P1)
- Illustrative Planting Palettes - Shrubs and Scrub (DR-2010 P1)
- Illustrative Planting Palettes - Marginals and Bulbs (DR-2011 P1)
- Surfaces and Furniture Palette (DR-2012 P1)
- Existing Topography and Indicative Proposed Levels (DR-2013 P2)
- Illustrative Landscape Sections A-D (DR-2014 P1)
- Illustrative Stand Designs (DR-2015 P1)
- Timber cleft 3 rail fence (BND-0002 P5)
- Timber knee rail (BND-0005 P4)
- Benches seats and picnic tables (FRN-0001 P5)
- Cycle stands (FRN-0002 P4)
- Dog waste bin (FRN-0004 P5)
- Lighting (FRN-0005 P4)
- Litter bin (FRN-0007 P4)
- Timber bollard (FRN-009 P4)
- Tree planting details (VEG-0001 P6)
- Tree planting details (VEG-0002 P5)
- Tree planting details (VEG-0003 P5)
- Tree planting details (VEG-0004 P4)
- Landscape Specification (SP-2001 P1)
- Proposed 3G Artificial Turf Pitch General Site Design Features (SF/NH/A 01)
- Proposed Natural Turf Pitch General Site Design Features (SF/NH/A 02)
- Proposed MUGA General Site Design Features (SF/NH/A 02)
- Proposed Floodlighting (Halliday Lighting; HLS3823 11)
- Proposed Floodlighting (DW Windsor; 23-136-1 - 2.1 F)
- Skate Park General Dimensions (GENH03)
- Skate Park (GENH04)
- Track Layout (220610-OT-NH-D-001)
- Berm (220527-OT_NH-TF07)
- Roller (220527-OT-NH-TF08)
- Tabletop (220527 -OT-NH-TF14)
- Roller Double (220527-OT-NH-TF16)
- Design Specification (220530-OT-NH)

OSP

- Proposed Plans and Elevations (22157-P103 J)
- Sections (22157-P104 E)
- Proposed Ball Stop Net System and Fencing (22157-P105 D)
- Toilet Block (22157-PA110 C)

- 07 Design Statement (22157 Rev D), prepared by OSP
- 08 Landscape Statement (LS-2001 P1), prepared by David Jarvis Associates
- 09 Landscape and Ecological Management Plan (LM-2001 P1)

Reference: Sports Hub, Mowbray: Application for Approval of Reserved Matters

- 10 Arboricultural Impact Assessment and Method Statement (TD-2002 P2), prepared by David Jarvis Associates
- 11 Ecological Mitigation and Management Plan (November 2025), prepared by Derek Finnie Associates
- 12 Drainage Statement (Issue 3: December 2025), prepared by Glanville
- 13 Transport Statement (Issue 3: December 2025), prepared by Glanville
- 14 Car Park Management Plan (Issue 2: November 2025), prepared by Glanville
- 15 Lighting drawings, prepared by DW Windsor and Halliday Lighting

DW Windsor

- Horsham - Sports Hub (23-136-1F)

Halliday Lighting

- Proposed Floodlighting (HLS3823)

- 16 Energy Statement, prepared by SRE
- 17 Community Use Agreement Template
- 18 Roffey FC Management Plan
- 19 Cricket Ball Strike Report, prepared by Labosport

The application fee of £4,789.00 (inclusive of £85 Planning Portal service charge) has been paid via Planning Portal (reference PP-14497048).

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.

Yours sincerely,

Stantec UK Limited

James Taylor

James Taylor

Planner

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cc. Alex Jones