



Mowbray Phase 2 – RM Area 13



**Reserved Matters Application
Housing Statement**

On behalf of **Legal & General (Strategic Land North Horsham) Ltd**

Document Control Sheet

Project Name: Mowbray
Project Ref: 333102644
Report Title: RM Area 13 Housing Statement
Doc Ref: 333102644/A5/AJ/mg
Date: June 2026

	Name	Position	Date
Prepared by:	Alex Jones	Planning Director	22/06/26
//Reviewed by:	Sarah Cross	Planning Associate	23/06/26
Approved by:	Sarah Cross	Planning Associate	25/06/26
For and on behalf of Stantec UK Limited			

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

Contents –

1	INTRODUCTION & OVERVIEW	1
2	DESCRIPTION OF DEVELOPMENT	3
3	S106 OBLIGATIONS	5
4	HOUSING PROPOSALS	6

This page is intentionally blank

1 INTRODUCTION & OVERVIEW

- 1.1 Mowbray benefits from outline planning permission approved subject to conditions on 1 March 2018 (LPA reference DC/16/1677; ‘the OPP’) for a mixed-use strategic development (‘the Development’) as follows:

‘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.’

- 1.2 Reserved Matters approval is being sought for all Reserved Matters related to the residential development of Reserved Matters Area (‘RM Area’) 13 (as per the RM Area Plan reference 34854-S22 Rev E approved through application DISC/26/0093). RM Area 13 is located within Sub Phase 2A as shown on the Phasing Plan approved pursuant to the OPP (reference 2153A-507E).

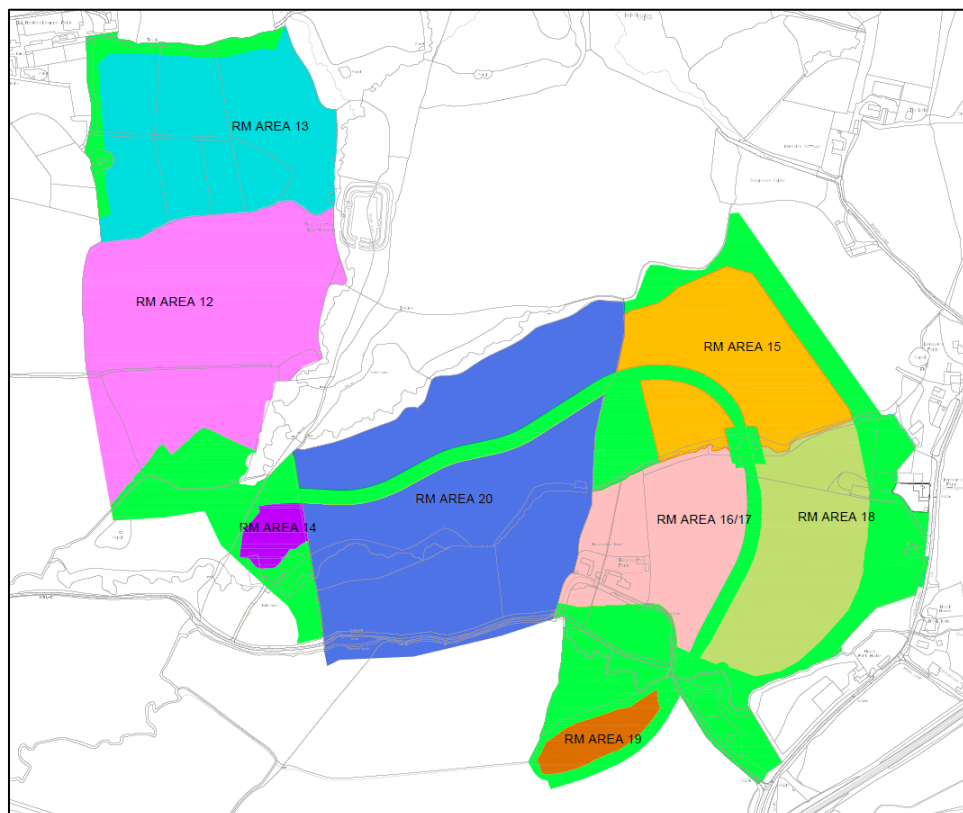


Figure 1: Extract from Phase 2 RM Areas Plan (reference 34854-S22 Rev E)

-
- 1.3 Approval is sought for 156 homes, along with landscaping, parking, highways works and drainage. This includes all matters reserved pursuant to Condition 5 of the OPP (access, landscaping, scale, layout and appearance).
- 1.4 This Housing Statement is submitted in support of the proposals for RM Area 13 and provides details of the tenure of the new homes, size mix and compliance with the OPP s106 and latest Horsham District Council evidence base (where relevant).



2 DESCRIPTION OF DEVELOPMENT

2.1 Reserved Matters approval is sought for residential development of RM Area 13 comprising:

‘Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure.’

2.2 The detail of the proposals is as follows:

- Construction of 156 Use Class C3 residential dwellings consisting of one-bed and two-bed apartments, two-bed, three-bed, four-bed and five-bed houses.
- The scheme will provide:
 - 34 affordable homes
 - 122 market homes
- Homes to be provided as the following dwelling size mix and tenure:

TABLE 1: Proposed Mix by Tenure

	1 Bed Flat	2 Bed Flat	2 Bed House	3 Bed House	4 Bed House	5 Bed House	TOTAL
Affordable	5	9	12	5	3	-	34
Market	-	-	21	50	43	8	122
TOTAL	5	9	33	55	46	8	156

- All homes will meet minimum internal space standards as per the Nationally Described Space Standards
- Carbon reduction through Air Source Heat Pumps and improved fabric efficiency measures.
- Provision of 385 residential parking spaces, 354 allocated either on-plot, on-street or in courtyards and 55 visitor parking spaces.
- One electric vehicle charging point for each plot, greater than the 53% required for 2026 under WSCC guidance.
- Footways provided on tertiary streets. Other streets provided with a shared surface.



-
- Cycle parking provided in garages (dwellings which have them) and sheds/ stores within the rear gardens for all other dwellings. Dedicated secure cycle stores are provided within the apartment buildings.
 - Bins to be stored in communal stores for the apartment blocks and in the rear gardens for the houses.
 - Drainage infrastructure including 2no. basin.
 - Landscape proposals including tree planting along main streets and to break up parking, provision of open space around the drainage basin and buffer to the Ancient Woodland to the east.
 - Biodiversity enhancements including the provision of bird and bat boxes.



3 S106 OBLIGATIONS

- 3.1 The OPP was accompanied by a section 106 agreement dated 1 March 2018 ('the s106'). The s106 sets out various provisions in respect of housing that future applications for reserved matters approval for residential units are required to comply with. For affordable homes, the relevant provisions are as follows:

Affordable Homes

- 3.2 For Phase 2, the s106 requires 21.1% of the total number of Housing Units within the Phase to be provided as affordable (Schedule 3, Part 1, paragraph 1.1) at a split of 14.4% affordable rent, 0.3% shared ownership and 6.4% discount market (Liberty Phase Tenure Mix definition, page 52).
- 3.3 A Baseline Mix for the affordable housing units is provided within the s106 (definition, pages 49-50). This is to be achieved on Liberty Land across the strategic site and '*where practicable reflected within each Reserved Matters Area*'. The Baseline Mix is as follows:

- One-bed apartments: 13.3%
- Two-bed apartments: 25%
- Two-bed houses: 39.7%
- Three-bed houses: 14.3%
- Four-bed houses: 6.9%
- Five-bed houses: 0.8%



4 HOUSING PROPOSALS

- 4.1 The following section provides details of the housing proposals, compliance with the s106 and, where relevant, the Council's latest evidence of housing need.

Affordable Homes

Quantum

- 4.2 34 homes within RM Area 13 are proposed as affordable homes. This equates to 21.8%, marginally exceeding the 21.1% required by the s106 owing to rounding up.

Tenure Split

- 4.3 The tenure split of 14.4% affordable rent, 0.3% shared ownership and 6.4% discount market sale, as required by the s106, will be achieved. This equates to 23 affordable rented homes, one shared ownership and 10 discount market sale homes.

Mix

- 4.4 The s106 includes a Baseline Mix for the affordable homes. The proposals broadly accord with the Baseline Mix as follows:

TABLE 3: Affordable Mix/ s106 Comparison

Unit Size	s106 Baseline Mix	Target	Proposed	Comparison to s106
One-bed apartment	13.3%	5	5	✓
Two-bed apartment	25%	9	9	✓
Two-bed house	39.7%	13	12	-1
Three-bed house	14.3%	5	5	✓
Four-bed house	6.9%	2	3	+1
Five-bed house	0.8%	0	0	✓
TOTAL		34	34	

- 4.5 The proposed mix for the affordable homes exactly aligns with the s106 Baseline Mix for one- and two-bed apartments and three- and five-bed houses. One additional four-bed house and one less two-bed house are proposed compared to the Baseline Mix. However, this remains very close to the target mix.
- 4.6 The s106 does not split the Baseline Mix by tenure. It is envisaged that this will be refined and agreed with the LPA during the determination stage of the RMA.



Market Housing

- 4.7 Neither the OPP nor s106 provide a target mix for market housing. For Phase 1 residential RMAs, the mix of dwelling sizes was informed by the Council's latest evidence on housing need contained within the Strategic Housing Market Assessment (2019; 'SHMA') and housebuilder's market intelligence. Table 4 below provides a comparison of the target mix in the SHMA with the proposed mix for RM Area 13:

TABLE 4: Market Mix/ SHMA Comparison

Unit Size	SHMA	Target	Proposed	Comparison
One-bed	5%	6	0	-6
Two-bed	30%	36	21	-15
Three-bed	40%	50	50	✓
Four-bed +	25%	30	51	+21

- 4.8 The proposed proportion of three-bed houses exactly aligns with the 40% target in the SHMA. However, the mix does deviate in terms of smaller one/ two-bed homes and larger four-bed plus houses. RM Area 13 is a lower density area as per the OPP parameters with building heights predominantly two-storey with limited 2.5-storeys along the southern part of the secondary street. This does not lend itself to apartments (for which only one block is proposed to meet the Baseline Mix for affordable homes). As such, a lower number of smaller two-bed homes are proposed. Given the lower density and likely market-attractiveness of four- and five-bed homes, these have been prioritised for this RM Area.

