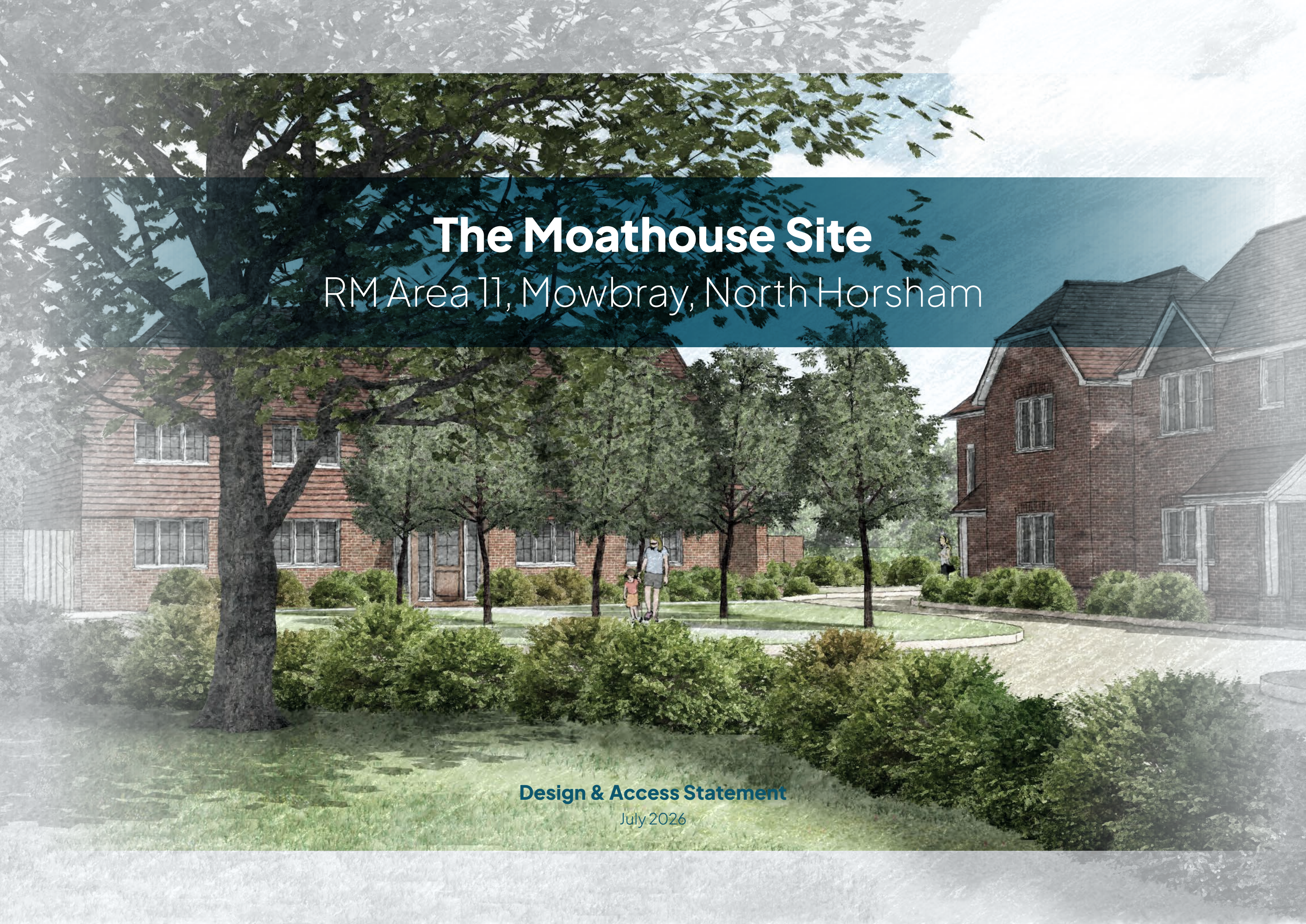


An architectural rendering of a residential development. The scene features two-story brick houses with gabled roofs and multiple windows. A large, mature tree stands on the left, casting a shadow over a grassy area. In the center, a paved path leads to a small, circular green space where a man and a child are walking. The background shows more trees and a clear sky. The overall style is realistic and detailed.

The Moathouse Site

RM Area 11, Mowbray, North Horsham

Design & Access Statement

July 2026

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1.0 Introduction

1.0 Introduction

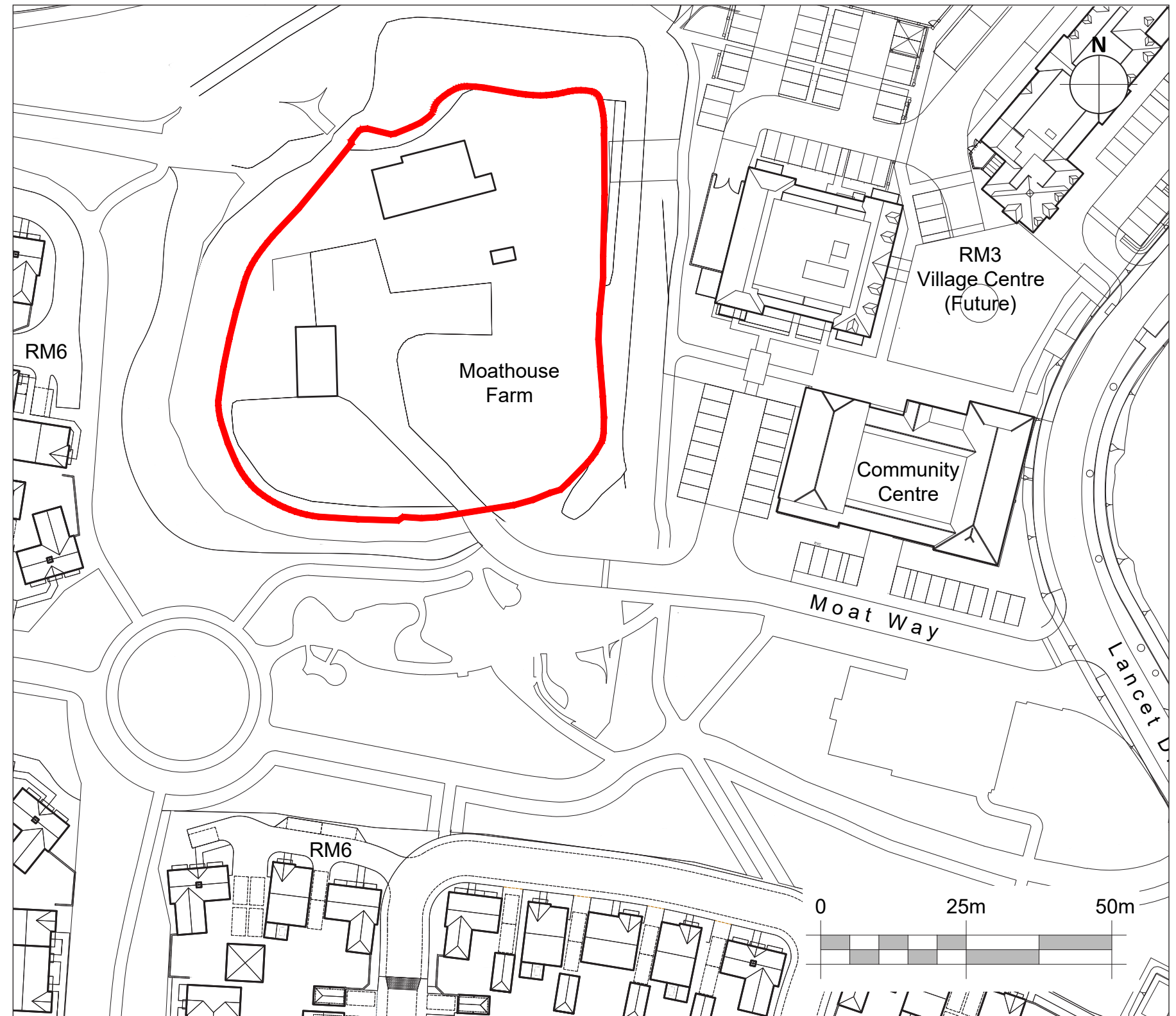
1.1 Application description

This design and access statement has been prepared by OSP Architecture and a wider consultant team on behalf of Legal & General (Strategic Land North Horsham) Limited to support a Reserved Matters application for The Moathouse Site, RM11 Area, Mowbray, North Horsham. The application is 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 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping and associated infrastructure.

This Design & Access Statement has been prepared in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended and The National Design Guide (September 2019). This statement sets out the analysis of the existing site and context, evolution of the design and the proposed concept for the development of the site.

1.2 Site location

The application site is located at the centre of Phase 1 of the masterplan. To the south lies the east-west greenway, to the east is the site of the recently approved new community building and beyond that is the new village centre. To the north and west lie new residential areas that form the rest of Phase 1.



Site location plan (1:1250)

1.3 Mowbray masterplan

The overall masterplan had evolved to its current form by summer 2025 with subsequent RM applications being submitted / implemented for Phase 1.

These surrounding sites provide the setting for considering the evolution of the central Moathouse proposals.



Overall Mowbray Masterplan (NTS)

1.4 Planning background

The wider outline masterplan planning permission (DC/16/1677) was approved in March 2018. The highway infrastructure is now constructed, with the access to the retained Moathouse and associated works established.

To the south of the Moathouse is the considerable amenity and play area, as part of the East-West Greenspace (Ref: DC/22/0369) also established on site. This is associated with the Community Building which achieved Reserved Matters consent (DC22/2355) in 2025 and is currently under construction.

The Mowbray Village Centre is located centrally within the wider masterplan, interconnecting the Greenspace with the map of residential expansions to the north of Horsham. It sits within Phase 1 of the masterplan, at the heart of the new neighbourhood, creating an early focal area for this new community.

The village centre proposals (DC/25/1018) have achieved RM consent and are currently in the tender process.

The site is encompassed with RM5 & 6 which have recently received Reserved Matters approval, based on the approved site wide Design and Landscape Strategy (January 2021).



Site context in relation to the phase 1 illustrative masterplan (2021)



2.0

Existing site & context

2.0 Existing Site & Context

2.1 Site description

The existing farmhouse, which faces south, sits on a platform of land enclosed by an irregular-shaped moat. A gap in the southeast corner of the moat allows access to the property. The moated enclosure contains the house and its garden, a small outbuilding, a modern garage, and hardstanding parking areas.

Existing Materiality

The farmhouse and particularly the barn outbuilding are in a Sussex vernacular with prominent gabled and barn hipped roofscapes. The red/brown hues are the basis for the materiality of the phase one residential and provide strong references for the materiality of the emerging proposals. The predominant feature is the green setting with central mature tree.



Birds eye view of the site and the east-west greenway to the south (Google)



Red brick



Clay tile hanging



Dark brown tiles with bonnets



Birds eye view of the site and its immediate context looking north (Google)

2.2 Site photographs



View 1: Existing entrance to site towards the garage block



View 2: rear elevation of the farmhouse



View 3: north from site entrance towards the existing farmhouse



View 4: the front elevation of the farmhouse



View 5: the eastern elevation of the farmhouse

2.3 Site context

RM 1 & 2 residential development to the north

This established first phase of residential development presents a gateway on Rusper Road and along Moat Road towards the Moathouse site. The approach corner building is an angular two and three storey grouping with a central barn hip focus, which provides a welcoming sense of arrival.

Moat Road features a series of larger feature buildings and smaller scale dwellings which create a streetscene rhythm.

The use of local materials and hues create a sense of place with the figure ground aligning with the highway infrastructure. This provides an established and defined approach to the village centre and Moathouse site from the east.

The images are of the constructed phase 1 focal buildings.



The village centre

Moat Road leads to the village centre as a series of two and half and three storey buildings forming the eastern figure ground of the Moathouse site.

These proposals were granted planning permission in December 2025 and will form the heart of the wider masterplan and particularly the phase one community.

The Sussex gabled forms present a rhythm and focus to the streetscape turning off Moat Road into Lancet Drive towards the Moathouse site access, passing the new public realm village square, fronting the community building.



Illustrative View from corner of Moat Road / Lancet Drive

2.4 Site context

The community building

This building has also received planning approval and is an integral part of the village centre site to the south of the commercial village centre.

The grouping has the Sussex vernacular as its basis, co-joining a larger barn building (hall) with a pavilion housing a local library, connected by a loggia entrance and activity building.

This presents strong, cohesive elevations to the south fronting the east-west greenway and particularly to the north, facing the expansive public realm hub.

The massing, materiality and the arrangement of a variety of buildings into a cohesive community 'grouping' provides strong inferences for the design approach at the Moathouse site.

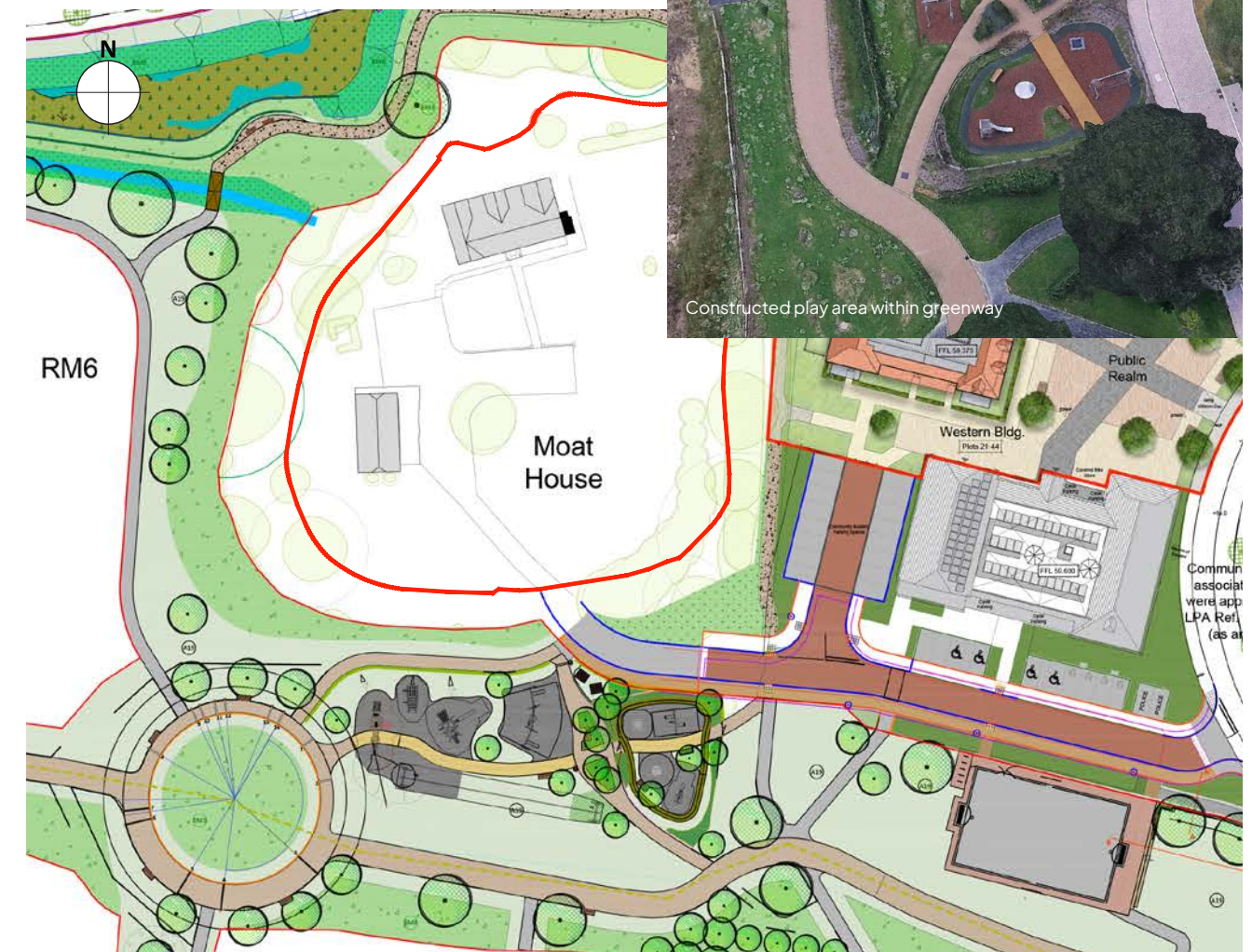


East - west greenway

The established southerly access to the Moathouse site is adjacent to the play area and multi purpose games quadrangle. This wider community facility, allied to the community building is at the hub of the east-west Greenway.

The Moathouse site is an enclave of mature landscaping with a contoured perimeter creating the natural moat which names it. The approved Design & Landscape Strategy (DLS) identifies this relationship as a key masterplan feature and a basis for the emerging setting surrounding the site.

The enclosure of the mature, sylvan setting suggests the site as a courtyard community with a sense of arrival from the southern access. This accords with the vision of the DLS.



Plan showing the east-west greenway in relation to the site

2.3 Site context

RM 5 & 6 residential development to the north, south and west

These sites effectively wrap around the Moathouse site. Planning approval was granted in May 2025 and the sites are currently under construction.

The permission has a strong emphasis on materiality and streetscene features, particularly to Moat Road

and the focal corners of Lancet Drive. The emerging context for the Moathouse is of larger dwellings facing the perimeter landscaped enclave.



Typical materiality



Indicative layout

2.3 Site context

The Horsham Town Local List

This Local List includes a variety of local buildings which illustrate the use of traditional vernacular materials. They are examples of buildings which contribute positively to the street scene or are noted for their distinctive character or identity within Horsham town.



Crawley Road, Horsham



Tanbridge Park, Horsham



Horsham Stone, as used in the locality for masterplan infrastructure

Mowbray / wider setting

Beyond the suburbs, rural Sussex features farm quadrangles with distinctive roofscapes and building forms. This grouping of building forms influenced the design of the Community Building and this aesthetic approach will form the basis of the proposals, as a collective of buildings forming a streetscene and delineating amenity space, with feature walls providing a sense of enclosure and screening.



Timber cladding



Farm groupings / roofscape variety



Georgian cottages

2.4 Trees

David Jarvis Associates have been commissioned to provide an Arboricultural Impact Assessment & Arboricultural Method Statement to inform the proposals.

Site Description

Within the site there are eight trees in total. Two trees are category 'C' Ash trees (T250 & T253) undermined by poor quality or decay, 1x Category 'B' Maple (T254) and 1x category 'B' Oak (T256). Other trees on site are small low-quality category 'C' shrubs and small trees of no wider amenity value.

Offsite are a number of mature trees growing around the outer edge of the moat and being on the far side of the moat – these trees are outside of the development curtilage.

Roots from the offsite trees growing on the far side of the Moat will not be growing within the development area. The historic Moat permanently holds water creating saturated, anoxic conditions which act as an impenetrable barrier to the roots of most tree species.

Offsite trees are therefore expected to be rooting on the far side of the moat where the soil conditions are more conducive to healthy tree root growth. In the same way, the roots of trees within the curtilage of the Moat House, and in particular T253 (Ash) & T256 (Oak) have been plotted as a polygon offset away from the Moat in order to provide a more appropriate representation of the likely distribution of tree roots.

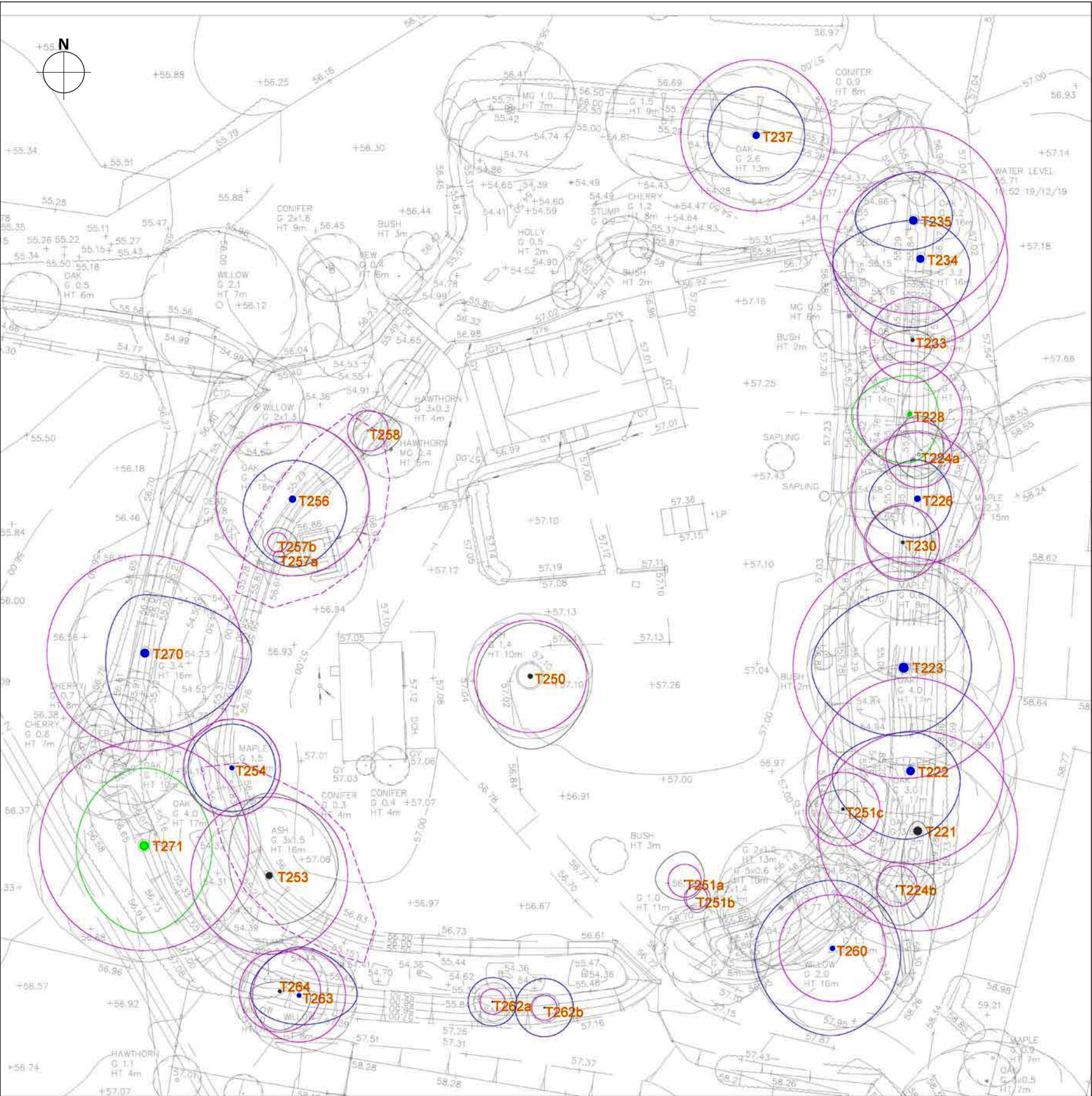
Facilitative Tree Works

Two trees will be removed to facilitate the building work, a Goat Willow and a Blackthorn

The trees to be removed are low category 'C' grade trees being unremarkable trees of very limited merit or such impaired condition, that they do not qualify in higher categories.

Neither of the trees identified for removal has notable Arboricultural quality or prominent wider amenity value, now or in the near future such that it would pose a reasonable constraint to the planning proposals.

5.21 The removal of two small trees will be mitigated by a robust scheme of tree and landscape planting which includes 12 new specimen trees planted on open space within the centre of the development.



Tree survey (David Jarvis Associates)

2.5 Topography

The area of the site within the moat is a flat plateau sitting at circa 57m AOD. The moat itself has steeply banked sides and sits at between 54 and 55m AOD, 2–3 metres below the level of the plateau.



Existing site survey

2.6 Heritage

Wessex Archaeology have prepared a Heritage Statement to inform the application. The report aims to assess the degree to which the programme of archaeological works undertaken within the application area is sufficient to discharge the archaeological condition placed on the outline planning application and any other heritage matters including the potential impacts of the proposals on the significance of the formerly Grade II Listed Moated House.

Following a series of non-intrusive assessments, evaluation trenching has been undertaken within the Site on the basis of a written scheme of investigations agreed with HDC’s archaeological advisor. The corresponding archaeological condition (22) was partially discharged on this basis. The trenching identified that some areas have been subject to substantial truncation, whilst other areas contain archaeological remains. These remains potentially relate to domestic occupation and agricultural activity, spanning parts of the medieval and post-medieval periods.

The evaluation report is being submitted by the client to Horsham District Council. The council’s archaeological advisor will then advise whether the works already undertaken are sufficient to fully discharge Condition 22 for the Moat House RMA area, or whether further works are required.

Former Grade II Listed Moated House

The outline application masterplan and land use plan indicated the mixed use of the Moat House RMA area (retail, food store, leisure, community, residential and other), with the incorporation of the Moated House and the construction of new buildings. HDC consented to these outline proposals and at the time, the Moated House was a Grade II Listed Building.

Subsequently, it has been shown that modern changes to the fabric and setting of the Moated House have reduced its significance as a heritage asset. This was agreed by Historic England, and it has been delisted. However, it does still have some significance as a heritage asset, as its roof contains some historic fabric and it has been reconstructed in a broadly vernacular style on the spot of the post-medieval house.

This application proposes limiting the use of the Site to residential use. This is more in keeping with the historic use of the house and moated site and would thereby have a more limited impact on its significance than the consented plans. Further to this, the house is now assessed as having a lower significance than when the consented plans were put forward. Due to the substantial reconstruction of the property in the 1980s the conversion and subdivision of the house is not considered to affect its significance.

This application aims to help conserve the moated house’s significance. The house’s roof is currently leaking, which could lead to a substantial loss of its remaining significance. While the south-west and south-east roof elevations retain tilestone in the local Horsham stone, the roofing to the rear comprises concrete tiles which do not contribute to its significance. The proposals would repair the roof and retain the historic timbers, thus protecting it from a loss of significance from water damage and retaining key elements which contribute to its significance. It is proposed to reclad the roof with clay tiles. The surviving tilestones would be removed from the roof, but reused in an associated pathway.



The Moated House viewed from the south-east



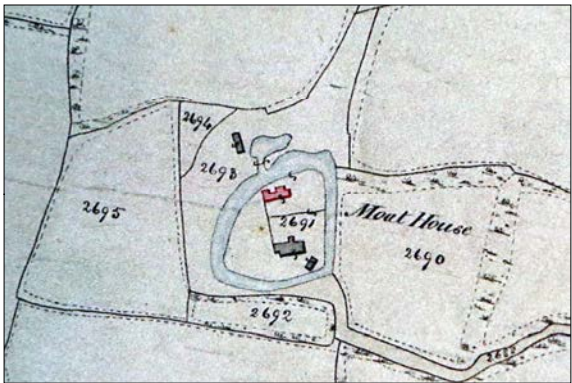
Surviving historic roof beams within the Moated House (west end bay)



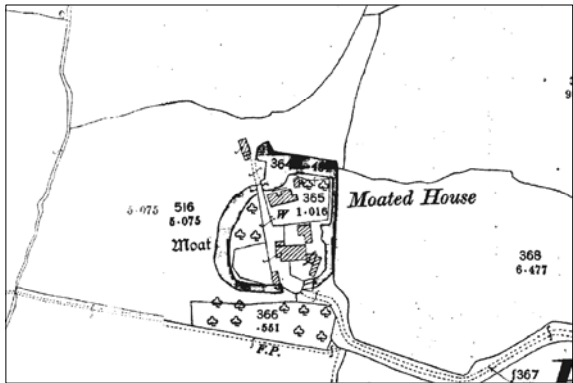
The rear of Moated House viewed from across the moat



Aerial view of the Moated House roof showing use of original Horsham stone tiles and replacement concrete plain tiles (courtesy of L&G)



A) circa 1844 Horsham Tithe map



B) 1897 OS map



C) 1932 OS map

Historic maps

2.7 Transport

Local highway network

The application site is located approximately 150m to the south of Moat Road and to the west of Lancet Drive (formerly known as the Southern Loop Road).

Moat Road is classed as a primary road in accordance with the hierarchy defined for the Mowbray development and is a bus route. Moat Road is a key route for pedestrians and cyclists with cycle tracks and footways on both sides of the road.

Lancet Drive is classed as a secondary road in terms of hierarchy and comprises a 5.5m wide carriageway with 2.0m wide footways on either side along its entire length. The footway on the eastern side of Lancet Drive, opposite the access to the Village Centre, is separated from the carriageway by a landscaped verge.

A section of private road west of Moat Way leads into the site following the alignment of the old track that facilitated access to the Moathouse.

Bus services

In accordance with the obligations in the Section 106 agreement for the Mowbray development, the first bus service (route 71) commenced in 2024.

In time, the bus service will be extended progressively eastwards, into Phase 2 and westwards into Phase 3, via Moat Road and across Old Holbrook. The frequency will increase to half hourly on the occupation of the 840th dwelling, currently scheduled for early 2028. The bus service will operate on a loop through Phase 2 and the employment land.

Bus stops are located on both sides of Moat Road, accessible via the pedestrian infrastructure.

Rail services

The nearest existing railway station to Mowbray is Littlehaven, located approximately 2km (equivalent to a 25-minute walk) south of the approximate centre of the application site. Littlehaven station provides connections to key destinations such as London, Crawley and Gatwick Airport.

Pedestrian and cycle access

Pedestrian and cycle access from the site to the station is provided via Lancet Drive and the segregated walking and cycling routes along Moat Road. These routes connect to the wider surrounding pedestrian and cycle network.

2.8 Ecology

CSA Environmental have compiled a Preliminary Ecological Assessment to inform the application.

CSA Environmental undertook a desk study and field survey of the Site in July 2026, including a UK Habitat Classification survey.

The Site comprised three buildings, a farmhouse (MH1), triple garage with annexe flat (MH2) and an outbuilding (MH3), with associated hard standing driveway and pathways. The garden of the property comprised a modified grassland lawn, a moat (Pond P5) formed the perimeter of the property with vegetated banks comprising tall ruderal vegetation, scattered scrub and scattered trees. Two non-native ornamental hedgerows were also present to the front of the property.

The proposals include the demolition of buildings MH2 and MH3, conversion and extension of MH1 and construction of residential properties within the modified grassland garden. The moat pond, associated habitats and the majority of trees will be retained on site with additional trees planted within current landscape proposals.

No international statutory designated sites were identified within 10km of the Site. No statutory or non-statutory nature conservation designations occur within the Site. One national statutory designation, Warnham SSSI is located 1.4km north-west of the Site. One local statutory designation Warnham LNR is located c. 1.4km south west of the Site.

The site is considered to have suitability to support roosting bats, nesting birds. In addition, the moat pond on site was found to be negative for great crested newt DNA in 2026, however as there are positive results for Great Crested Newts in ponds within the wider landscape a precautionary approach to the site works will be required.

Bat roosts have been identified in two buildings on site, therefore a European protected species licence for bats will be required for buildings MH1 and MH2 to allow the development to proceed.



Habitats plan (CSA Environmental)

2.9 Drainage

A Drainage Statement has been prepared by Glanville which provides details of the proposed drainage infrastructure to accommodate the disposal of surface water run-off and foul water generated by the site in accordance with Conditions 54 and 55 of the outline planning permission.

Existing drainage infrastructure

It is understood from the topographical survey submitted as part of the outline planning application that surface water run-off generated by the existing structures and hardstanding areas is currently discharged via an on-site drainage network to the moat which surrounds the site.

The site is understood to have discharged at an unrestricted rate via a pipe located along the moat's western bank, adjacent to the site boundary.

The moat has an existing culvert under the vehicular access to the site.

A foul water connection into RM Area 11 was also installed when the nearby play park was built as part of the East-West Green Space and Community Centre road.

The surface water drainage strategy demonstrates that there will be no flooding for all storm events up to and including the 1 in 100 year storm event, with a 20% allowance for the effects of climate change. Flood risk will therefore not increase either on-site or elsewhere as a result of the development.

Foul water generated by RM Area 11 will be conveyed via a private drainage system, which will discharge flows into the foul water drainage network serving Phase 1 via an existing manhole constructed as part of the East-West Green Space and drain to the adoptable pump station FWPS2, which has been built.

The existing foul water drainage infrastructure, including the Klargester (private sewage treatment plant) with its associated overflow into the moat, which currently serves the site will be suitably removed as part of the development proposals.



3.0 Design Framework

3.0 Design framework

3.1 Introduction

This section sets out the framework that has guided the evolution of the proposals including national and local planning policies and guidance, the extant outline planning consent and the existing constraints of the site.

For more detailed planning information please refer to the planning statement prepared by Stantec which accompanies the application.

3.2 Design guides

The emerging development proposals have been designed with reference to a number of relevant design guides as follows:

- Manual for Streets (2007) (MfS 2, September 2010);
- Secured by Design;
- Living with Beauty (2020);
- Building for a Healthy Life (2020); and
- Places Where People Want to Live (2018).



3.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in 2012 and has been updated on a number of occasions since, the latest being in December 2024. The document sets out national guidance relating to design. Paragraph 131 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process..”

Paragraph 135 explains that planning decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

More detailed guidance on design was provided in March 2014 (updated in October 2019) within the Government’s Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Appropriate security measures and address crime prevention
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.

Chapter 12 of the NPPF emphasises the importance of achieving well-designed places, particularly those that respond to local character and history, and are visually attractive through high-quality architecture and appropriate landscaping.

3.4 The National Design Guide

The National Design Guide was initially published by the Ministry of Housing, Communities and Local Government in September 2019 and updated in January 2021. It is a response to the 'Living with Beauty' report published in January 2020 by the Building Better, Building Beautiful Commission.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of ten characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

The 10 characteristics of the National Design Guide

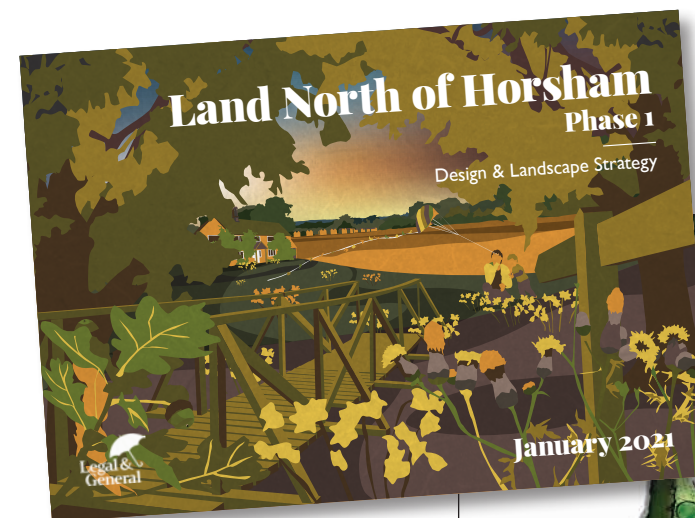
Well-designed places have individual characteristics which work together to create its physical distinctiveness. The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. The ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan



3.5 Approved Design & Landscape Strategy

The Design and Landscape Strategy was approved in 2021 (ref: DISC/20/0179) to satisfy condition 8 of the outline planning approval. It sets out the overall masterplan criteria which have influenced the implementation process to date.



The DLS evolves the wider masterplan into character areas and zones, based on a structured landscape strategy integrating the existing landscape features with the east - west greenway corridor concept. The Moathouse site is considered at pages 55 & 56:

"The existing moat should be retained and enhanced with potential for the provision of two new pedestrian links to adjacent public spaces. The landscape will be designed in detail at the appropriate time as part of reserved matters applications."



Illustrative sketch of the moathouse area (DLS, p55)