



Mowbray Phase 1 – RM Area 11



**Reserved Matters Application
Housing Statement**

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

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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’) 11 (as per the RM Area Plan reference 34854-S19 Rev H approved through application DISC/26/0144). RM Area 11 is located within Sub Phase 1C as shown on the Phasing Plan approved pursuant to the OPP (reference 2153A-507 Rev E).

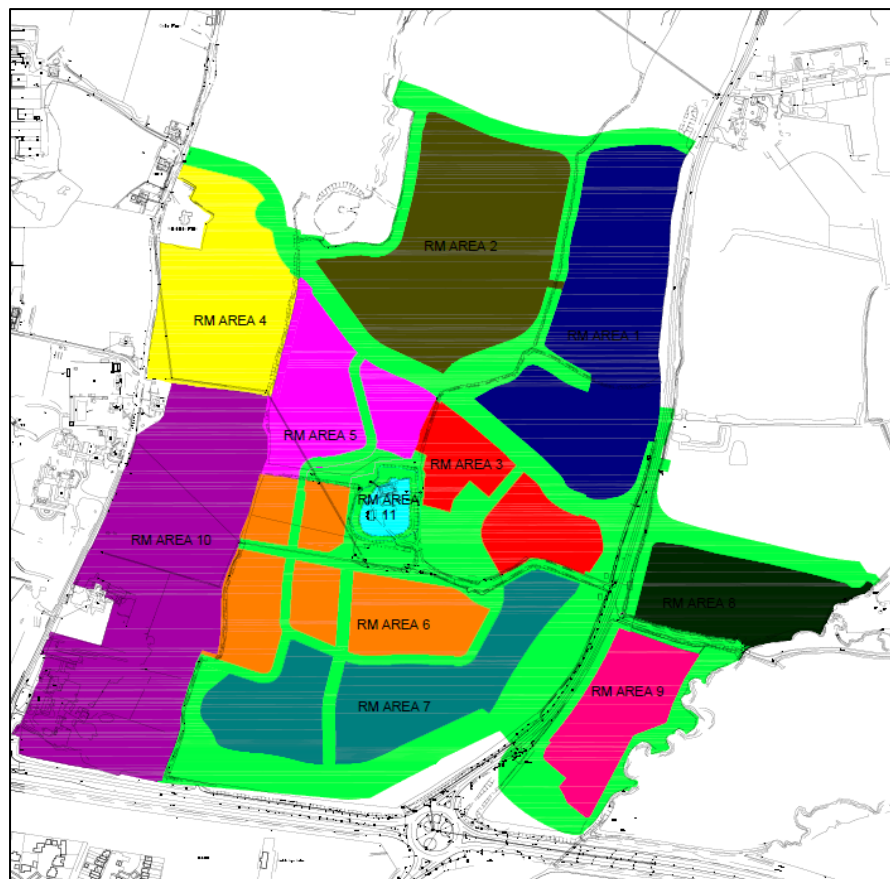


Figure 1: Extract from Phase 1 RM Areas Plan (reference 34854-S19 Rev H)

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- 1.3 Approval is sought for 11 homes, including the conversion of the existing Moathouse into two dwellings, along with landscaping, parking, access 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 11 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 11 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 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’.

2.2 The detail of the proposals is as follows:

- Demolition of existing garage and outbuilding
- Extension and conversion of the Moathouse (existing residential property) into one three-bed and one four-bed market homes; replacement roof tiles
- Construction of nine new Use Class C3 residential dwellings consisting of two-bed, three-bed, and four-bed market houses
- Total of 11 homes to be provided as the following mix:
 - 4no. two-bed houses
 - 6no. three-bed houses
 - 1no. four-bed house
- All homes meet minimum internal space standards as per the Nationally Described Space Standards.
- Carbon reduction through fabric specification, energy efficient controls, water efficiency, low energy lighting and appliances, space heating and hot water from Air Source Heat Pumps for the new build dwellings.
- Provision of 22 residential parking spaces comprising allocated spaces, some of which would be under car barns, plus 2 visitor spaces.
- One electrical vehicle charging point per house.
- Footway provided into the site, with shared surface then throughout.
- Cycle parking provided in dedicated cycle storage within rear gardens
- Bins to be stored within rear gardens
- Drainage infrastructure connecting into existing infrastructure.



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- Landscape proposals including retention of existing focal tree, additional tree planting to the front of the existing dwelling and associated soft landscaping within the communal open spaces.
 - Biodiversity enhancements including the provision of hibernacula.



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 affordable housing that future applications for reserved matters approval for residential units are required to comply with.
- 3.2 Given the low number of homes proposed through this RMA no affordable housing is included, therefore the provisions within the s106 do not apply for this proposal.



4 HOUSING PROPOSALS

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

Market Housing

- 4.2 Neither the OPP nor s106 provide a target mix for market housing. For other 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 4.1 below provides a comparison of the target mix in the SHMA with the proposed mix for RM Area 11:

TABLE 4.1: Market Mix/ SHMA Comparison

Unit Size	SHMA	Target ¹	Proposed	Comparison
One-bed	5%	1	0	-1
Two-bed	30%	3	4	+1
Three-bed	40%	4	6	+2
Four-bed +	25%	3	1	-2

¹Rounded

- 4.3 The proposed proportion of two-bed homes almost exactly aligns with the 30% target in the SHMA (and would accord with this exactly if rounding up percentages).
- 4.4 The proposed mix does deviate in terms of larger three and four-bed homes, however this is only very slightly and reflects the unique scale and nature of the RM Area which has had to consider the conversion of the existing building and what can be achieved within and around this building to respect and respond to its setting. The scale of the RM Area suits more modest dwellings to remain subservient to the main Moathouse building, therefore more three-beds are proposed in lieu of meeting the four-bed SHMA mix.
- 4.5 The unique nature and scale of the RM Area is also the reason why there are no one-bed homes proposed as it would not be an appropriate design response to introduce apartments into this area where the density and massing of development need to respond to the existing Moathouse.
- 4.6 Therefore, while the proposals do deviate from the SHMA, these deviations are quite minor, and have been a result of the design response needed for this unique RM Area.

