



Mowbray - RM Area 11

Reserved Matters Application

Planning Statement

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

Project Ref: 333102644 | Date: July 2026

Registered Office: Stantec House Kelburn Court, Birchwood, Warrington, England, WA3 6UT
Office Address: 2 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4AQ
T: +44 (0)1732 792428

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	Name	Position	Signature	Date
Prepared by:	Sarah Cross	Planning Associate	SC	July 2026
Reviewed by:	Alex Jones	Planning Director	AJ	July 2026
Approved by:	Alex Jones	Planning Director	AJ	July 2026
For and on behalf of Stantec UK Limited				

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Contents

1	Introduction and Overview	1
2	Planning History	2
3	Description of Development	6
4	Scope of Application and Submissions	8
5	Pre-Submission Engagement	10
6	Planning Policy Framework	12
7	Case for Development.....	17
8	Conclusions.....	28

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1 Introduction and Overview

- 1.1 Mowbray benefits from outline planning permission approved subject to conditions on 01 March 2018 (Local Planning Authority (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 46,450m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.’

- 1.2 Condition 7 of the OPP required approval of a Reserved Matters Areas (RM Areas) Plan for each of the three residential phases as identified in the approved OPP Phasing Plan (ref. 2153A-507E). This application for Reserved Matters approval relates to RM Area 11 (RM Areas Plan ref. S19 Rev H approved on 20 May 2026 pursuant to application DISC/26/0144).
- 1.3 RM Area 11 is circa. 0.4ha and sits within Sub Phase 1C of the OPP Phasing Plan. It currently comprises a detached farmhouse, garage with living accommodation above and an outbuilding surrounded by a moat. This application seeks approval for the demolition of the existing garage and outbuilding and construction of 11 dwellings, including 2 dwellings through conversion of the existing farmhouse, car and cycle parking, landscaping, drainage, internal roads and associated infrastructure (‘the Proposed Development’).
- 1.4 This Planning Statement sets out the detail of the RM Area 11 proposals and how they comply with the OPP, subsequently approved Design and Landscape Strategy (ref. 2021, Rev N), relevant planning policy and other material considerations.

2 Planning History

Strategic Allocation

- 2.1 The OPP Site is a strategic allocation within the Council's adopted Local Plan: the Horsham District Planning Framework 2015 ('HDPF'). Policy SD1 (Strategic Policy: Land North of Horsham) allocates the Site for a 'mixed use strategic development to accommodate at least 2,500 homes and associated infrastructure.'

Outline Planning Permission

- 2.2 Mowbray benefits from outline planning permission approved subject to conditions on 01 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 46,450m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.'

- 2.3 The OPP was granted subject to 64 conditions as set out in the decision notice. A legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) was completed prior to the grant of the OPP and is dated 1 March 2018 ('the S106').
- 2.4 The OPP was accompanied by an Environmental Impact Assessment (Environmental Statement July 2016 with March 2017 Addendum).
- 2.5 An application was made for the Discharge of the S106 obligation (under Schedule 3 Part 2 Clauses 1 and 2) relating to an updated Phase 1 Reserved Matters Parcel Plan, which shows the Moathouse as a standalone RM Area. This was discharged on 03 June 2026 (LPA ref. S106/26/0024).
- 2.6 There is a corresponding discharge of condition approval for OPP Condition 7 which was discharged in May 2026 to reflect the Moathouse as a standalone RM Area (ref. DISC/26/0144), as set out in Table 2.1 below.

Non-Material Amendments

2.7 An application pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) was submitted to the Council on 8 May 2019 (LPA reference DC/19/0984); 'the first S96A'). This sought to secure non-material amendments to correct drafting errors and streamline conditions triggers and was approved on 12 June 2019.

2.8 Further relevant S96A applications include:

- LPA reference: DC/21/0181 - amendment to condition 2 of DC/16/1677 to amend all parameter plans – approved 12 March 2021
- LPA reference: DC/22/1883 – amendment to the Building Height Parameter Plan as listed in condition 2 – approved 01 November 2022
- LPA reference: DC/22/2276 – amendment to allow for school road extension application to be submitted prior to the requirements of conditions 7, 8 and 24 - approved 04 January 2023
- LPA reference: DC/24/0544 – amendment to parameter plans to retain No.2 Bensons Farm Cottage – approved on 29 April 2024
- LPA reference: DC/24/0876 - amendment to parameter plans to exclude Squirrels Bungalow curtilage from the green infrastructure plan – approved on 27 June 2024

Condition Discharge

2.9 The following table sets out the condition submissions that are relevant to this RM Application:

Table 2.1: Current Condition Submissions Summary

CONDITION NO.	CONDITION	COVERAGE	STATUS
7	Reserved Matters Area Plan for Phase 1	Phase 1 – updated to reflect the Moathouse as a separate RM Area	Re-discharged 20 May 2026 (Ref. DISC/26/0144)
8	Design and Landscape Strategy (DLS)	Phase 1	Discharged 28 January 2021

CONDITION NO.	CONDITION	COVERAGE	STATUS
			(Ref. DISC/20/0179)
9	Construction Environmental Management Plan	Phase 1	Discharged 24 November 2021 (Ref. DISC/21/0276)
12	Ecological Mitigation and Management Plan (EMMP)	Phase 1	Discharged 08 October 2020 (Ref. DISC/20/0224)
13	Ecological Surveys	Phase 1	Discharged 31 August 2018 (Ref. DISC/18/0238)
13 and 14	Ecological Surveys	Phase 1	Discharged 12 June 2019 (Ref. DISC/19/0132)
14	Ecological Surveys	Phase 1	Discharged 08 October 2020 (Ref. DISC/20/0232)
17	Site Wide Surface Water Drainage Strategy	Site Wide	Discharged 20 September 2019 (Ref. DISC/19/0214)
18 a) & b)	Land Contamination a) Preliminary Risk Assessment b) Site Investigation	Site Wide	Discharged 24 June 2019 (Ref. DISC/19/0167)

CONDITION NO.	CONDITION	COVERAGE	STATUS
19	Site Wide Cycle Strategy	Site Wide	Re-discharged 03 November 2022 (Ref. DISC/22/0232)
22	Archaeology	Phases 1A, 1B, 1C, 1D, Sports Sub Phase)	Discharged 09 July 2019 (Ref. DISC/19/0182)
22	Archaeology	Phase 1 area around Moated House	Discharged 03 May 2023 (Ref. DISC/23/0090)
C22	Archaeology (Evaluation)	Phases 1A and 1D (with part of 1C)	Discharged 21 June 2023 (Ref. DISC/23/0122)
34	Travel Plan	Phase 1	Discharged 11 August 2022 (Ref. DISC/22/0136)
35	LEMP	Phase 1	Discharged 15 October 2021 (Ref. DISC/21/0139)

3 Description of Development

3.1 Reserved Matters approval is sought for residential development on 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.’

3.2 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 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 throughout.
- Cycle parking provided in dedicated cycle storage within rear gardens
- Bins to be stored within rear gardens
- Drainage infrastructure connecting into existing infrastructure.
- 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.

4 Scope of Application and Submissions

- 4.1 There are a number of OPP conditions that set out the information required for submission as part of each RM Application. Table 4.1 summarises the relevant conditions.

Table 4.1: Reserved Matters Requirement Conditions

CONDITION NO.	CONDITION TITLE
RM REQUIREMENTS	
5	Reserved Matters
47	RM Roads, Footpaths, Cycleways etc
48	RM Compliance Design Document
49	RM Ecological Mitigation and Management Plan (EMMP)
50	RM Landscape Scheme
52	RM Tree Survey & Arboricultural Implications/ Method Statement
54	RM Detailed Surface Water Drainage Strategy
55	RM Foul Drainage Strategy
61	Parking
62	Sensitive Lighting

- 4.2 Remaining conditions 16 (Tree Protection), Condition 18 (Contamination), Condition 22 (Archaeology) and Condition 36 (LEMP) will be discharged through the condition process at the relevant time.
- 4.3 This RM Application includes relevant supporting/technical reports and drawings to satisfy the requirements of each of the above conditions. The findings of the reports are summarised in Section 7 with reference to the relevant requirements of the OPP and planning policy framework

as set out in Section 6. Full details of compliance with the relevant reports that supported/informed the OPP and those subsequently approved pursuant to OPP conditions are provided within a separate Design Compliance Document (July 2026) prepared pursuant to OPP Condition 48.

5 Pre-Submission Engagement

- 5.1 The Applicant met with Officers on 30 September 2025 to present the scheme, based upon the conversion of the existing Moathouse into three dwellings and provision of 11 others across the site. Officers provided helpful feedback which has led to the positive evolution of the scheme.
- 5.2 The following schedule summarises the key feedback received from officers in September 2025 and the Applicant's response:

	HDC Comments	Applicant's Response
1.	Amount of Development Officers considered the amount of development to be high	The amount of development has been reduced so the Moathouse is now only converted into two dwellings and nine others provided across the RM Area, to total 11 dwellings instead of 14.
2.	Justification for Use Officers considered that any proposal would need justification for the use of the land for residential purposes as the DLS intends the Moathouse to be used as a destination building with a community use Officers also queried whether a small café could be provided to compliment the open space	This has been considered as part of the proposals and appropriate justification is provided within Section 7.0 of this Planning Statement.
3.	Scale of Dwellings Officers were concerned with the scale of the proposed buildings competing with the Moathouse	The design of the dwellings has been reviewed so that their features and roof shape respond to the Moathouse and are set back from it to create subservience. The amended layout/ reduced number of homes also opens up views of the Moathouse by moving built form more to the periphery, further emphasising the Moathouse as the focal building within the moat.
4.	Design Approach in Context of Wider Area Officers considered that the units would need to be moved around within the site more effectively so that there are better	The proposals now provide a more open view from the south, with the Moathouse as the key landmark building

	HDC Comments	Applicant's Response
	views from the south and it does not appear a gated community.	
5.	Amenity Officers noted that consideration would need to be given to future amenity of residents, particularly with regard to proximity to the existing trees The conversion of the Moathouse into three dwellings would provide very small gardens.	The proposals have been amended so only two dwellings are provided within the Moathouse which has resulted in larger amenity areas. The relationship with the existing trees has also been carefully considered to ensure all properties have appropriate garden space.
6.	Buffer to NEAP Officers noted that there would need to be a suitable buffer to the play area to the south (30m)	The proposals include a minimum 30m buffer to the NEAP.

6 Planning Policy Framework

- 6.1 Section 38 of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 6.2 The adopted development plan in Horsham comprises:
- Horsham District Planning Framework (2015)
 - Site Specific Allocations of Land Document (2007)
- 6.3 Material considerations include:
- National Planning Policy Framework (latest update February 2025)
 - Planning Practice Guidance (latest updated 2026)
 - Local Supplementary Planning Documents
 - West Sussex County Council (WSCC) 'Guidance on Parking at New Developments' (2020)

Adopted Planning Policy

- 6.4 Land North of Horsham is identified as a strategic allocation in the Horsham District Planning Framework to deliver a mixed-used development (Policy SD1). The key development principles outlined in Policy SD1 can be summarised as:
1. High quality, sustainable, mixed-use community with its own identity and character but connected to Horsham.
 2. Locally distinctive and unique through its architecture, urban and landscape design.
 3. Legible layout that facilitates modes of sustainable travel.
 4. Minimal impact on existing transport network with new crossings off the A264.
 5. Business park.
 6. Safeguarded land adjacent to the business park for a new parkway railway station.
 7. Local centre, including shops, healthcare and community facilities.
 8. Homes of different sizes, types and tenure to meet local needs.
 9. Two primary schools and a site for a secondary school together with provision for Special Education Needs.
 10. Open space, sport and recreation facilities.
 11. Strong landscape buffer.

12. Sequential approach to flood risk.

6.5 Additional policies that specifically relate to the Land North of Horsham are SD2 to SD9 which set out more detailed provisions of the site in respect of, inter alia, employment, the local centre, housing, sports, landscape, design, education and transport.

6.6 This RM Application provides new residential dwellings, car and cycle parking, drainage, internal roads and associated infrastructure, as well as a play area. The key adopted policies in this regard are:

- **Policy 15: Housing Provision** - Provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031 at an average of 800 homes per annum. This includes at least 2,500 homes at Land North of Horsham.
- **Policy 16: Meeting Local Housing Needs** - Of relevance, policy states that development should provide a mix of housing sizes, types and tenures (1), the appropriate mix of different housing types and sizes will depend on the established character and density of the neighbourhood and viability of the scheme (2).
- **Policy SD7: Design** - Design principles should be accorded throughout development in its entirety: Development will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding area (1), development will be well designed, with character areas and accessible focal points (2), design and layout will provide an appropriate transition to the 'landscape buffer (3); and wider countryside beyond, and design will demonstrate best practice (4).
- **Policy 24: Environmental Protection** - This policy requires developments to, inter alia, 'minimise exposure to and the emission of pollutants including noise, odour, light pollution...'
- **Policy 25: The Natural Environment and Landscape Character** - This policy protects the landscape and natural environment from inappropriate development and seeks to protect, conserve and enhance the landscape (1), maintain and enhance the Green Infrastructure Network (2), and ensure no net loss of biodiversity and net gains where possible (3).
- **Policy 31: Green Infrastructure and Biodiversity** - Building on the strategic provisions of Policy 25, this policy requires, inter alia, any loss of green infrastructure to be compensated for (1), contributions to the enhancement of biodiversity (2) and replacement of any protected trees lost through development (3).

- **Policy 32: The Quality of New Development** - This policy aims for 'high quality and inclusive design' which is an attractive, functional, accessible, safe and adaptable environment (1), that complements locally distinctive character (2), contributes to a sense of place (3) optimises the potential of the site to accommodate development (4) and helps to secure a framework of high-quality open spaces (5).
- **Policy 33: Design Principles** - Various principles are included within this policy. Those relevant to these proposals include ensuring that the built environment is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land (2) ensuring that the scale, massing and appearance of the development is of a high standard of design and layout (3) are locally distinctive and respect the character of the surrounding area (4), the use of high standards of building materials, finishes, and landscaping (5) retention of existing important landscapes and natural features such as trees, hedges, banks and watercourses (6), ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy (7) , incorporate convenient, safe and visually attractive areas of parking of vehicles, cycles and storage of bins and recycling facilities (8), incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on site (9), and make a clear distinction between the public and private spaces within the site (11).
- **Policy 34: Cultural and Heritage Assets** – This policy sets out that applications will be required to make reference to the significance of the asset, reflect best practice guidance by English Guidance and Conservation Area Character Statements, make a positive contribution to the character and distinctiveness of the area and reinforce the special character of the district's historic environment. It also requires development to preserve and ensure clear legibility of building forms and settings and retain and improve the setting of historic assets.
- **Policy 35: Climate Change** - This policy sets out measures which should be used to mitigate the effects of climate change including improved energy efficiency in new developments (2), use of decentralised, renewable and low carbon energy systems (3) and use of patterns of development which reduce the need to travel and encourage sustainable forms of transport (4). This policy also requires development to be 'designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape'. Measures to achieve this include provision of appropriate flood storage capacity (1), the use of green infrastructure and dual use SUDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration (2), use of measures that promote conservation of water and/or grey water

recycling (3) and use of site layout, design measures and construction techniques that provide resilience to climate change (4).

- **Policy 36: Appropriate Energy Use** - The policy requires all development to contribute to clean, efficient energy based on lean, clean and green hierarchy, compliance should be demonstrated in submitted Energy Statements. Residential developments in Heat Priority Areas of the strategic development locations will be expected to connect to district heat networks where they exist or incorporate necessary infrastructure for future connections. Lastly, heating and cooling systems should accord with the policy hierarchy.
- **Policy 37: Sustainable Construction** - Proposals must seek to improve the sustainability of development. Delivering sustainable design, development should incorporate the following measures subject to the type and location of development: maximise energy efficiency, use of decentralised renewable and low carbon energy (1), limit water use to 110 litres/person/day (2); use design measures to minimise vulnerability to flooding and heatwave events (3); design to encourage the use of natural light and ventilation (4); design to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport (5), minimise construction and demolition waste and utilise low-impact materials (6), be flexible to allow future modification of use or layout (7) and incorporate measures which enhance the biodiversity value of development (8).
- **Policy 38: Flooding** - The use of Sustainable Drainage Systems (SUDS) is encouraged through this policy to manage surface water and flooding. Utilising drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.
- **Policy 41: Parking** - Policy requires adequate parking and facilities to be provided to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired (2).

6.7 The assessment of the proposals against the above policies is set out in Section 7.

Emerging Planning Policy

6.8 The Council commenced a review of its Local Plan in 2018. The Regulation 18 consultation was held in February/March 2020. The Council resolved to undertake Regulation 19 consultation on the submission version Local Plan from January to March 2024. The Horsham District Local Plan 2023-2040 was submitted for examination in July 2024. The Stage 1 examination hearings

took place in December 2024, which after two days were paused by the Inspector. The Inspector wrote to the Council in April 2025 recommending that the Plan be withdrawn due to the housing requirement falling short when assessed against the standard method.

- 6.9 In January 2026, a new Inspector was appointed with new examination hearings held in April 2026 to identify a housing requirement for the emerging Local Plan. The Inspector wrote to the Council with their post-hearing letter in May 2026 and following this, the Council issued an updated timetable. This anticipates adoption of the Local Plan in January 2027. Currently there is a Main Modifications consultation being carried out, with the consultation closing on 24 August 2026.
- 6.10 In the meantime, the Council has also published a Notice of Intention to commence work on a new local plan, entitled 'Horsham District 2045'. This is separate to the above emerging Local Plan. The Scoping Consultation for 'Horsham District 2045' is currently underway, starting 30 June and ending 28 July 2026.

7 Case for Development

- 7.1 The principle of the strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of detail are to be considered or as required specifically by condition.

Consistency with OPP Parameters

- 7.2 Condition 2 of the OPP requires that the detailed design of the development proposed through Reserved Matters applications 'shall have regard to, and broadly accord with, the principles set out in the following parameter plans and supporting documents'. The Parameter Plans are:
- Land Use (drawing reference 2153A-100Q as amended through the C2 S96A, LPA reference DC/24/0876)
 - Movement and Access (Drawing No. 2153A-103 Rev S as amended through the C2 S96A, LPA reference DC/24/0876)
 - Green Infrastructure (Drawing No. 2153A-105 Rev R as amended through the C2 S96A, LPA reference DC/24/0876)
 - Density (Drawing No. 2153A-101 Rev P as amended through the C2 S96A, LPA reference DC/24/0544)
 - Buildings and Height (Drawing No. 2153A-102 Rev S as amended through the C2 S96A, LPA reference DC/24/0544)
- 7.3 The land within which these proposals are located is identified as mixed use on the Land Use Parameter Plan (100Q). The density is shown on the Density Parameter Plan (101P) as: up to 50 dwellings per hectare for any residential areas within the mixed-use area.
- 7.4 The proposals are for a residential scheme, rather than a 'mixed use' scheme, however the 'mixed use' element also includes the need for residential uses in combination with others. This RM Area sits within the wider area identified as providing a Local Centre under the s106 (ref. Plan 15) which would provide for the other elements of the 'Mixed Use'. The s106 required the Local Centre to provide one shop of at least 150sqm (under Schedule 14).
- 7.5 There is already approval for the Local Centre area which comprises a range of uses and over 700sqm of retail-type floorspace, far exceeding the requirements of the s106 (RM ref. DC/25/1018). There is also already RM approval for a large community centre located immediately to the east of RM Area 11 (RM ref. DC/22/2355).

- 7.6 Therefore, there is already detailed approval for a Village Centre that comprises a variety of retail and other uses, a public plaza and community centre (with library, community hall, police office etc) in a visible and central location in Phase 1, directly accessible from Moat Road.
- 7.7 The remaining land identified for a 'Mixed-Use' under the Parameter Plans is therefore not needed for these uses in order to comply with the OPP nor the s106 requirements. RM Area 11 is therefore being brought forward as a residential use.
- 7.8 It is also noted that Policy SD3 of the HDPF specifically asks for the Local Centre to be delivered alongside housing, which the proposals for RM Area 11 would achieve, compliant with this policy.
- 7.9 In regard to building heights, the Building Heights Parameter Plan (102S) sets out the building heights being up to approx. 12m. This is roughly equivalent to 2.5 storeys.
- 7.10 The maximum building height proposed is up to 12m (roughly 2.5 storeys), in accordance with the Parameter Plan. The density would be circa 27dph which is below the 50dph, however has been informed by the retention of the existing non-designated heritage asset, ensuring the new homes remain subservient to this and respect the character of the RM Area.
- 7.11 The Green Infrastructure Parameter Plan (105R) identifies the RM Area as a development parcel, enclosed by the existing woodland and surrounded by proposed natural greenspace. The Neighbourhood Play Area and associated buffers is then located directly to the south of the RM Area.
- 7.12 The landscape scheme has been developed with regard to the existing landscaping around the entirety of the RM Area and retains the boundary woodland in accordance with the Green Infrastructure Parameter Plan.
- 7.13 The Movement and Access Parameter Plan (103S) identifies a proposed secondary street encircling the RM Area within the neighbouring residential RM Areas, with the existing Public Right of Way located to the south within the proposed open space outside RM Area 11.
- 7.14 The proposals would provide connection into the wider Secondary Street via the existing road which has been built to serve the Community Centre, in accordance with the Parameter Plan.
- 7.15 The proposals overall are considered in broad accordance with the approved parameters and therefore in compliance with Condition 2 and as assessed through the ES.

Consistency with Phase 1 DLS

- 7.16 In relation to the Phase 1 DLS, the Moathouse was listed at the time the DLS was produced. Within this, the DLS encouraged exploration of options for community use. A range of uses have been considered but there has been no interest from pub/ food uses owing to lack of road frontage/ visibility and as the building would need significant alteration and modification to enable these uses to occur.
- 7.17 There has also been insufficient demand as a children's nursery, particularly as early years has been approved at Bohunt School, and with the aim of reducing vehicle movements, the School remains the appropriate location for this facility.
- 7.18 Whilst no longer listed, the building remains a non-designated heritage asset and as its original use is residential, it is considered more appropriate to continue this use and create a cluster of well-designed homes around this to celebrate the building. This would also avoid competing with the significant community space under construction immediately to the east and the 700sqm of retail/ cafe space approved in the Village Centre.
- 7.19 Visitor parking has been located in the southern part of the Site, immediately adjacent to the access road and Phase 1 NEAP and OABC to provide an accessible location for a mobile coffee vendor / ice cream van to park to open up a degree of alternative use, without providing permanent competition to the Village Centre and Community Centre.
- 7.20 Therefore, it is considered the proposals have given careful consideration to other possible uses as required by the DLS, but that residential would be the most appropriate in this instance for supporting, and not conflicting with, community.
- 7.21 Details of compliance with the Design and Access Statement submitted in support of the OPP and the Landscape and Visual Impact Assessment contained within the ES and subsequent reports/assessments prepared pursuant to conditions of the OPP are set out in the submitted Design Compliance Document (July 2026).

Matters of Detail

- 7.22 The matters of detail for the proposals for RM Area 11 comprise:
- Housing: Mix, Tenure and Quality;
 - Design;
 - Parking;
 - Energy and Sustainability;
 - Drainage – Surface Water and Foul;

- Trees;
- Landscape;
- Ecology;
- Heritage;
- Air Quality

Housing: Mix, Tenure and Quality

- 7.23 The proposals include 11 new dwellings, all of which would be market homes. The mix would comprise:
- 4no. 2-bed houses;
 - 6no. 3-bed houses; and
 - 1no. 4-bed house
- 7.24 All of the homes, including those within the proposed conversion of the Moathouse, have been designed to achieve Nationally Described Space Standards and with dedicated private amenity space in the form of rear gardens for all houses. The proposed gardens would not be directly overlooked by other houses and all plots have been carefully placed to ensure appropriate distances where there is a front to side relationship.
- 7.25 The proposals would provide for a good level of amenity for future occupiers, including having consideration of the offset distance from the play area to the south, with at least 30m achieved before any dwelling curtilage, in accordance with the s106.
- 7.26 A separate Housing Statement (July 2026) has been prepared and is submitted in support of this RM Application. This sets out the proposed mix and how this responds to the HDPF and latest evidence of housing need. This summarises that the proposed mix is generally in accordance with the SHMA (2019), while having regard to the site specific circumstances. No affordable homes are proposed through this RMA given the small number of homes proposed overall. The balance of affordable housing arising from RM Area 11 will be made up elsewhere in Phase 1 (which is already providing in excess of the 12.6% required by the s106 owing to rounding up).
- 7.27 The proposals will make a contribution to the local housing supply as well as being designed to ensure high levels of amenity for future residents in accordance with Policies SD1, 16 and 32 of the HDPF and the NPPF.

Layout and Design

- 7.28 RM Area 11 is bound by the existing moat and vegetation, opening out to the south towards the open space and play area. To the east lies the future Community Centre land and to the west and north are future residential parcels. Within the RM Area itself, the existing Moathouse building provides the focal point for the development, with design and layout inspiration sought from this setting.
- 7.29 The proposals have therefore been designed and laid out having regard to this context, as well as having regard to the Phase 1 Design and Landscape Strategy (DLS). This identifies RM Area 11 falling within the West Village Character Area where a semi-formal character surrounded by green space should be sought, with a mix of typologies and landscape character which takes reference from the existing features.
- 7.30 The proposals will frame the open space with the retention of the Moathouse building and the creation of a courtyard style setting around this. There will be a mix of typologies within this including detached, semi-detached and one row of terraces to create interest and accord with the Character Area.
- 7.31 The proposed homes will respond to the surrounding context, arranged loosely to frame the Moathouse, while also respecting the existing landscaping which forms a feature around the moat. Additional planting will complement this and provide a focal point in front of the Moathouse building to enhance it as a landmark feature, in accordance with the Phase 1 DLS.
- 7.32 The materiality of the proposals have also had regard to the surrounding context and Moathouse, reflecting, and drawing inspiration from, its character through the use of red tones of brickwork, chimney detailing and barn hip roofs which have reduced the dominance of the roof forms to be subservient to the main Moathouse building.
- 7.33 The proposals also include the replacement of roof tiles on the Moathouse building itself, which currently comprise Horsham Stone on the front and western facing roof and concrete tiles elsewhere. The existing Horsham Stone tiles in particular are severely worn and damaged in places which has led to water ingress and leaking. The principle of replacement roof tiles has been discussed with the Conservation Officer. It is proposed to replace the roof with Alban Sussex Blend clay tiles (or similar) to provide a consistent material across all roof slopes, in accordance with the Phase 1 DLS to provide a high-quality replacement that will ensure longevity. Horsham stone from the roof that can be salvaged will be reused as paving for the paths leading to the converted Moathouse.

- 7.34 The proposals will result in a parcel which is different to the others within the wider Mowbray site, creating interest and character within its unique setting, capitalising on the existing built and natural assets. The design, massing and use of materials will assist in this, creating variety within the scheme while also responding to the immediate more traditional context of the Moathouse, creating an attractive, high-quality environment in accordance with Policies SD1, SD7, 32 and 33 of the HDPF and the NPPF.

Parking

- 7.35 The HDPF sets out the Council's approach to parking which centres around the need to ensure there are adequate parking facilities to meet the needs of anticipated users with consideration given to cycle parking. West Sussex County Council (WSCC) provides further parking advice within its 'Guidance on Parking at New Developments' (2020) document.
- 7.36 RM Area 11 is located in Parking Behaviour Zone (PBZ) 2, for which the following WSCC standards apply:

Table 7.1: Residential Parking Demand (spaces per dwelling):

Number of Bedrooms	Number of Habitable Rooms	Spaces Required (PBZ2)
1	1 to 3	1.4
2	4	1.7
3	5 to 6	2.1
4+	7 or more	2.7

- 7.37 In respect of visitor parking, paragraph 5.8 of WSCC's guidance states that 0.2 spaces should be provided per dwelling where less than half of the total parking provision is unallocated.
- 7.38 The Transport Statement (July 2026) submitted in support of this RM Application confirms the scheme will provide a total of 24 parking spaces, which includes two visitor spaces. 14no. of these spaces would be provided via car ports. The parking provision accords with WSCC's guidance.
- 7.39 The proposals also include electrical vehicle charging points for all the homes, exceeding WSCC's standards.

- 7.40 Cycle parking is also provided, with suitable stores located in the rear gardens for all the homes, easily accessible from the garden gates. The proposals also accord with WSCC Guidance in this regard.
- 7.41 Overall, the proposals accord with Policy 41 of the HDPF and the WSCC Guidance.

Energy and Sustainability

- 7.42 The HDPF requires measures to be incorporated to ensure development is sustainable, utilises sustainable construction methods and is designed to be able to adapt to the impacts of climate change (Policies 35 and 37). In terms of energy consumption, all development should contribute to clean, efficient energy based on lean, clean and green hierarchy, compliance should be demonstrated in submitted Energy Statements (Policy 36).
- 7.43 An Energy Strategy Statement (July 2026) has been submitted to support the RM Application. This considers feasibility of a range of energy supply options and concludes that the most feasible is Air Source Heat Pumps which be used instead of gas boilers for the new dwellings. The existing Moathouse will still be supplied with gas, but there would be the ability to connect to ASHPs as an alternative.
- 7.44 By following the Be Lean fabric targets including Be Clean and Be Green measures, the SAP assessment of the proposed house types demonstrate the development will achieve a site average DER figure of 6.44. The improvement in carbon emissions (DER) over the baseline (TER) represents an estimated average carbon emissions reduction (DER/TRER) across the site of 48.92%. This provides for a highly energy efficient and sustainable development to achieve an improvement of Building Regulations standards or better, over Part L1 2021 standards.
- 7.45 In terms of sustainability, the proposals have been designed to mitigate the effects of climate change, including through the choice of construction materials and method of construction, ensuring reduced consumption of primary resources, as well as water conservation and water efficiency measures in accordance with Policy 35, 36 and 37 of the HDPF and NPPF.

Drainage – Surface Water and Foul Drainage

- 7.46 The HDPF requires new development to be designed so that it can adapt to climate change and reduce vulnerability to, inter alia, flood risk through the provision of appropriate flood storage capacity and use of green infrastructure and Sustainable Drainage Systems ('SUDS') to reduce run-off and provide wildlife habitat (Policies 35 and 38).
- 7.47 The Drainage Statement (July 2026) submitted to support the RM Application (pursuant to condition 54 of the OPP) will utilise SuDS on site by utilising a staged discharge approach and on-site attenuation provided by geo-cellular attenuation crates. Surface water would then be discharged at a suitable run-off rate into the local network of watercourses, in accordance with the approved site-wide strategy (approved pursuant to OPP Condition 17, ref. DISC/19/0214).
- 7.48 The submitted Drainage Statement (July 2026) also provides details of the foul drainage infrastructure pursuant to condition 55 of the OPP. The foul network is proposed to connect into to the wider strategic network serving Phase 1 via an existing manhole, with the foul water sewers designed so that they have sufficient capacity to accommodate the flows.
- 7.49 The proposals will provide appropriate foul and surface water drainage to accommodate the development and as such, is considered to comply with Policy 38 of the HDNP and the NPPF.

Trees

- 7.50 The HDPF seeks to protect existing 'green infrastructure' through Policies 25 and 31. Policy 33 sets out a presumption in favour of retaining existing important landscape and natural features such as trees.
- 7.51 The OPP was supported by a Broad Arboricultural Development Statement (2016). This included a site-wide tree survey and set out measures to protect any trees to be retained and key principles including that all '*high quality and moderate quality trees, groups of trees and woodland shall be retained wherever possible*' (paragraph 6.3).
- 7.52 Condition 16 of the OPP requires a plan of all trees within the relevant part of the Site and protection measures, with Condition 52 requiring a tree survey, arboricultural implications assessment and method statement to be submitted with each application for Reserved Matters approval. Both of these documents/drawings have been submitted as part of this RM Application.

- 7.53 The Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (July 2026) by David Jarvis Associates/Duckworths Arboriculture Ltd notes that within the RM Area itself there are eight trees (two category 'C' Ash Trees, one category 'B' Maple, one category 'B' Oak and the others low quality category 'C' shrubs and small trees).
- 7.54 The proposals will result in the removal of two category 'C' trees (Goat Willow and Blackthorn), however these are of low amenity value and would be replaced with 12no. new trees which would more than mitigate the loss.
- 7.55 The new tree planting will complement the existing Ash which forms a focal point of the existing RM Area and will be retained as part of the proposals. Indeed, the proposals will see a betterment to the surrounding of this tree, providing more soft landscaping around its RPA through a grassed amenity verge.
- 7.56 While there will be some parking spaces proposed within the RPA of T253 within the south-west of the RM Area, the AIA and AMS Statement confirms this would be less than 20% encroachment and therefore acceptable under BS:5837 2012.
- 7.57 The proposals will therefore ensure all important trees are retained within RM Area 11 and appropriate mitigation is provided for any affected RPAs in accordance with BS:5837 2012 as well as in accordance with OPP and Policy 25, 31 and 33 of the HDPF and the NPPF.

Landscaping

- 7.58 Protecting, conserving and enhancing the landscape and natural environment are key tenets of HDPF Policy 25. Through the site allocation and subsequent OPP, it is accepted that the landscape of the wider site will change, however for RM Area 11 the landscaping context and features will be largely retained, as demonstrate through the submitted Design and Access Statement (July 2026) and Landscape and Ecological Management (LEMP) Compliance Statement.
- 7.59 The landscaping for the RM Area has also been designed with the Phase 1 DLS in mind and intends to be read as one comprehensive landscaping scheme that retains the existing key features such as the central Ash tree, and surrounding woodland within the moat, while providing a new landscaping scheme to soften the frontages of the proposed dwellings.
- 7.60 This includes providing new planting to the front of the Moathouse to enhance this as a focal point and continue the feeling of a central green space around the retained Ash.

- 7.61 The planting proposals incorporate a variety of different species that respond to the landscape character of the area, while also providing interest within the street scene and will include pollinator and nectar rich planting having regard to the ecology present within the wider strategic site and as such, promoting biodiversity in accordance with the aspirations set out within the OPP.
- 7.62 As such, the landscaping proposals will ensure the development will create a high quality, green and verdant space while also contributing to biodiversity, complying with the Phase 2 DLS, Policy SD1, 25, 31, 32, 33, 35 and the NPPF.

Ecology

- 7.63 HDPF Policies 25 and 31 seek to ensure new developments maintain, enhance and create new green infrastructure and ecological networks, to ensure no net loss of wider biodiversity, and to provide biodiversity net gain where possible
- 7.64 The RM Area 11 specific Ecological Mitigation and Management Plan (July 2026, 'EMMP') is submitted as required by OPP Condition 49 and is consistent with the phase-wide EMMP. The submission also includes a Landscape and Ecological Management (July 2026, 'LEMP') Compliance Statement that demonstrates compliance with the proved Phase 1 LEMP.
- 7.65 The EMMP confirms the avoidance, mitigation, management and enhancement proposals to be provided for the development. The enhancement measures include new tree and hedgerow planting and two hibernacula to provide compensatory habitat for great crest newts and reptiles in accordance with the DLS and Phase 1 EMMP. Bird and bat boxes on trees are not prescribed on this RMA as the majority of trees sit outside of the red line.
- 7.66 The proposals also include a sensitive lighting scheme which would ensure the wooded boundaries of the RM Area are respected.
- 7.67 In addition, the proposed green infrastructure will be appropriately managed for a range of species through the EMMP and LEMP and as such, will ensure the development will suitably mitigate any loss of habitat with new opportunities provided for wildlife through the comprehensive planting scheme and ecological enhancements, in accordance with Policy 25 and 31 of the HDPF and the NPPF.

Heritage

- 7.68 The submitted Heritage Statement by Wessex Archaeology (July 2026) sets out the archaeology and heritage considerations for RM Area 11 and confirms that conditions relating to archaeology within Phase 1, including RM Area 11, have been discharged with the exception of the final evaluation report which has been submitted to the Council for consideration.
- 7.69 The submitted Heritage Statement confirms that continued residential use of the Moathouse is more in line with the historic character of the moated area compared with a mixed-use scheme and would have a lesser impact on the house's significance. Archaeological trenching has been taken pursuant to OPP Condition 22. This identified archaeological remains but none that warrant retention in situ. The evaluation report has been submitted to the Local Planning Authority to close out Condition 22 for the moat area.
- 7.70 The proposals fall within the parameters already approved by the OPP, and as such, comply with Policy 34 of the HDPF and the NPPF in this regard.

Air Quality

- 7.58 The impact of the strategic development on air quality and impact of air quality on future residents was assessed through the ES that supported the OPP (Chapter 15). This identified the nearest Air Quality Management Area ('AQMA') to the Site to be in Cowfold circa 14km away. No new AQMAs have been designated since approval of the OPP. In relation to the strategic development, the ES concludes that *'With the proposed inherent and additional mitigation, there will be negligible/ not significant air quality effects with this scheme'* (paragraph 15.9.3). The proposals for RM Area 11 are in accordance with the parameters tested through the ES, therefore, it does not give rise to additional impacts on air quality to warrant further assessment/ review as part of this RM Application given the 'negligible/not significant' effects identified through the ES.

8 Conclusions

- 8.1 This application seeks Reserved Matters approval for 11 homes on RM Area 11 of the Mowbray development alongside car and cycle parking, landscaping, drainage, internal roads, and associated infrastructure.
- 8.2 The proposals broadly accord with the Parameter Plans approved through the OPP (as amended through the C2 S96A, LPA reference DC/24/0876; and C2 S96A, LPA reference DC/24/0544) in respect of density, movement and access, height and green infrastructure and will deliver an attractive, carefully considered residential parcel, with high-quality, energy efficient and sustainable homes.
- 8.3 While the proposals do not include mixed or community uses, this is due to the changing circumstances of the existing building, the need to respond to this in a way that will ensure the future vitality of the building through its conversion given the limited interest from other occupiers and as the context of the surrounding area has changed with the provision of all of the mixed use needs within the Community Centre and Village Centre proposals.
- 8.4 The proposed mix of homes will make a valuable contribution to the quantum to be provided within Phase 1 of the Development and will provide a unique parcel within an interesting setting which is not seen across the wider site.
- 8.3 A suite of supporting and technical assessments accompany this application which demonstrate that the proposals are deliverable and accord with approved site-wide and phase-wide strategies including in respect of drainage, ecology, access and connectivity and construction management. The proposals have been designed having regard to the OPP ES, DAS and LVIA and the Phase 1 DLS (Condition 8) to ensure that the vision of creating high-quality residential areas is realised. The layout allows for a high quality scheme where the unique existing setting of the RM Area allows for the proposals to integrate with, and benefit from, the existing and proposed landscape setting.
- 8.5 The proposals are considered to accord with local and national policy and will contribute to the high quality environment created within the wider Mowbray development.