



Horsham District Council

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

RM Area 11 (Moathouse), Mowbray (formally Land North of Horsham), Horsham.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

DC/16/1677

Date of decision (date must be pre-application submission)

01/03/2018

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

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

The Outline Application was subject to an EIA and an Environmental Statement was submitted with the application at that time.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan 2153 01L; Phasing Plan 2153-507 E; Topographic Survey S1411/1 D; Highway Mitigation Scheme, Old Holbrook Crossroads 25216/5506/007 B; Highway Mitigation Scheme, Wimland Road Emergency Access 25216/5506/012 B; Highway Mitigation Scheme, Great Daux 25216/5506/013 A; Highway Mitigation Scheme, Moorhead 25216/5506/014 E; Highway Mitigation Scheme, Faygate Roundabout and Park Road / A264 Priority Junction 25216/5506/015 B; Highway Mitigation Scheme, Hop Oast 25216/5506/016 A; Highway Mitigation Scheme, Rusper Road/Lemington Way 25216/5506/017 B; Highway Mitigation Scheme, Rusper Road / Crawley Road, 25216/5506/018 A; Highway Mitigation Scheme, M23 Junction 11 25216/5506/019 D; Highway Mitigation Scheme, Bewbush Manor 25216/5506/021 A; Highway Mitigation Scheme, Pondtail Drive / Pondtail Road Roundabout 25216/5506/022; Highway Mitigation Scheme, Western A264 / Langhurstwood Road Access 25216/5506/026 B; Highway Mitigation Scheme, Central A264 / Rusper Road Access 25216/5506/027 B; Highway Mitigation Scheme, A264 Left-in, Left-out Access 25216/5506/028; Highway Mitigation Scheme, Rusper Road Roundabout 25216/5506/029 B; Highway Mitigation Scheme, Western A264 / Langhurstwood Access Geometric Design Review 25216/5506/100/001 G; Highway Mitigation Scheme, Central A264 / Rusper Road Access 25216/5506/100/002 D; A264 Left-in, Left Out Access 25216-5506/100/010 A; Proposed Footbridge & Footway Improvements 25216/5506/100/013 C; Highway Mitigation Scheme, Langhurstwood Road & Pondtail Road Bus Gate 25216/5506/100/020 C; Highway Mitigation Scheme, Rusper Road Roundabout Geometric Design Review 25216/5506/100/021 F; Highway Mitigation Scheme, Rusper Road Roundabout Vehicle Swept Paths 25216/5506/100/023 C; Highway Mitigation Scheme, A264 / Langhurstwood Road Swept Path Analysis 25216/5506/100/024 B; Highway Mitigation Scheme, A264 / Rusper Road Roundabout Swept Path Analysis 25216/5506/100/025; Highway Mitigation Scheme, A264 Left-in, Left-out Access Swept Path Analysis 25216/5506/100/026; Highway Mitigation Scheme, A264 / Rusper Road Roundabout Concept Vertical Alignment 25216/5506/100/028; Highway Mitigation Scheme, A264 Left-in, Left-out Access Concept Vertical Alignment 25216/5506/100/029; Highway Mitigation Scheme, Rusper Road Roundabout Concept Vertical Alignment 25216/5506/100/031 A; Highway Mitigation Scheme, Rusper Road Traffic Calming Geometric Design Review 25216/5506/100/032; Highway Mitigation Scheme, Langhurstwood Road Roundabout 25216/5506/100/033 A; Highway Mitigation Scheme, Langhurstwood Road Roundabout Concept Vertical Alignment 25216/5506/100/034; and Highway Mitigation Scheme, Langhurstwood Road Roundabout Vehicle Swept Path Analysis 25216/5506/100/035.

Please list all drawing numbers submitted with this application for approval

Please refer to Covering Letter.

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE/25/0186

Date (must be pre-application submission)

30/09/2025

Details of the pre-application advice received

Pre-app advice was given regarding the amount and type of development within the parcel and suggested improvements to the layout. All comments have been considered and the proposals updated to respond to these comments.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Alex Jones

Date

31/07/2026