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MOWBRAY PHASE 1 AREA 4, LAND NORTH OF HORSHAM

Discharge of Condition 36 of previously approved application DC/16/1677 (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).

PLANNING PORTAL REF: PP- 15002595

Introduction

This Covering Letter has been prepared to accompany an application for approval of details reserved by conditions, for Mowbray Phase 1 Area 4. The reserved matters application for Phase 1 Area 4 was received by Horsham District Council (HDC) on 4th June 2026 (Planning Portal Reference – 14704461) and can be described as follows:

Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure.

This application is submitted to HDC on behalf of Bellway Homes Limited (Southern Counties) and seeks to discharge Condition 36 of the Outline Planning Permission (OPP) (DC/16/1677).

Condition 36 (Reserved Matters Area-Specific LEMP)

The condition reads as follows:

Pre-Occupation Condition: Prior to the initial occupation of any Reserved Matters Area, a detailed Reserved Matters Area-Specific Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters Area-Specific LEMP shall include the following:

- a) Details of the landscape components of that Reserved Matters Area
- b) A description of existing and proposed ecological, drainage and landscape components within that Reserved Matters Area;
- c) Details of how each component will be managed and maintained;
- d) Details of maintenance operations including timing and frequency of when those measures will be carried out;

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- e) *Details of the parties / organisation who will manage and maintain the site, to include a plan delineating the areas that they will be responsible for;*
- f) *Coordination with the approved Ecological Mitigation and Management Plan for that Reserved Matters Area.*

The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

CSA Environmental, with input from Bioscan, have prepared a Reserved Matters Area-Specific LEMP (ref: CSA/7914/02), which accompanies this application, to address the requirements of Condition 36.

Conclusion

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and discharged in due course. If you have any queries or require further information, do please get in touch.

Yours sincerely,



Robert Steele
Director
Savills Planning