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MOWBRAY PHASE 1 AREA 4, LAND NORTH OF HORSHAM

Discharge of Condition 16 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- 15002516

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 16 of the Outline Planning Permission (OPP) (DC/16/1677).

Condition 16 (Tree Protection Measures)

The condition reads as follows:

Pre-Commencement Condition: No development shall commence within any Reserved Matters Area or on works to construct the accesses hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- a) A plan shall be submitted to show all trees on the site to be retained as well as those off-site whose root protection areas ingress into the site, such trees shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- b) Once installed, the fencing shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.
- c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such

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a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Keen Consultants have prepared the following technical information to address the requirements of Condition 16:

- Tree Survey and Impact Assessment
- Arboricultural Method Statement
- Tree Protection Plan
- Tree Constraints Plan

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,

A solid black rectangular box used to redact the signature of Robert Steele.

Robert Steele
Director
Savills Planning