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21 April 2026

Project/File: 333102644/A3

Horsham District Council

Jason Hawkes
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Application to Discharge Condition 08 of Application reference DC/16/1677: Phase 2 Design and Landscape Strategy

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') further to our submission via Planning Portal of an application seeking the discharge of Condition 08 of Outline Planning Permission reference DC/16/1677 (the 'OPP') for the site known as 'Mowbray'. The submission relates to Phase 2 of the development.

Background

The OPP granted permission for the following on 01 March 2018:

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.

Further to the approval of the OPP, an application pursuant to s96A of the Town and Country Planning Act (as amended), seeking a number of non-material changes to the wording of conditions, was submitted to the Council and approved on 12 June 2019 (ref. DC/19/0984). Further to this, a subsequent s96A Application was submitted to the Council and approved on 04 January 2023 (DC/22/2276).

The change sought through the 2019 s96A Application included amendment to Condition 08 to clarify the trigger as no later than the submission of the first Reserved Matters within a Phase and that the Design and Landscape Strategy submitted should relate to the setting out of the principles relevant to that Phase. The subsequent amendment in 2023 excluded the school road extension Reserved Matters application from the trigger.

The condition therefore states:

8. No later than the submission of the first application for approval of Reserved Matters within a Phase, save for the extension of School Road into Phase 2 to the first junction as shown on the Parameter Plan: Movement & Access (reference 2153A105 Rev Q), a Phase Wide Design and Landscape Strategy for that Phase, setting out details of any principles relevant to that Phase, shall be submitted to and subsequently approved, in writing, by the Local Planning Authority. The Phase Wide Design and Landscape Strategy shall demonstrate how the development will comply with the design principles set out in the Design and Access Statement (prepared by Liberty, March 2017) and the mitigation measures set out in the Landscape and Visual Impact Assessment and how these principles are to be applied and followed throughout the development, including:

- i. details of individual character areas,**
- ii. placemaking objectives,**
- iii. indicative layout,**
- iv. development mix,**
- v. hardsurfacing and external finish materials for residential, commercial and community use areas,**
- vi. sustainable landscape construction principles, including an outline Phase wide soil resource plan in accordance with codes of landscape best practice**
- vii. provide principles, approximate heights, materials and acoustic expectations of all bunds,**
- viii. the landscape strategy for the Phase including:**
 - a) Landscape design principles for green corridors, open spaces, streets, mews and lanes, squares and car parking areas;**
 - b) A general arrangement plan indicating location and size of hard and soft landscape areas including landscape buffers, open spaces SuDS, car park areas, other vehicle and pedestrian access and circulation areas, children's play areas, exercise trails, noise reduction measures, earth mounding, etc.,**
 - c) Design principles and themes for planting including street trees, amenity areas, naturalistic and native species, structural planting and wildflower seeding;**
 - d) Design principles for Sustainable Drainage Systems (SuDS) including ponds, swales and basins to ensure that these are of a naturalistic appearance well integrated into the landscape, designed to be beneficial to wildlife and ecology and having regard to the Airport Operators Association Safeguarding Advice Note 3: Wildlife Hazards Around Aerodromes (August 2016).**
 - e) Hard landscape palette for surfacing, fencing, walls, street furniture, lighting columns/ lanterns;**
 - f) A Play Strategy detailing the location of different types of play area, appropriate buffer zones to each play area, target age group for each play area, illustrative play equipment for each equipped area and design themes for each play area;**
 - g) The timing of provision of strategic open spaces.**

The Applicant and the design team have worked with the Council in the development of the Phase 2 Design and Landscape Strategy (DLS) and the submitted document reflects the feedback received. It builds upon the vision and principles contained within the approved Phase 1 DLS, evolving these to reflect the different features and characteristics of the Phase 2 area to provide place-specific guidance to inform the detailed proposals for this part of Mowbray and ensure the high-quality of Phase 1 continues throughout Phase 2.

The submitted DLS demonstrates how the development will comply with the design principles set out within the OPP Design and Access Statement as well as the mitigation measures identified within the OPP Landscape and Visual Impact Assessment. The submission is therefore considered to meet the requirements of Condition 08 in relation to Phase 2.

Submission

This application seeking the discharge of Condition 08 of the OPP, as amended, comprises the following:

- 01 Application Form
- 02 Covering Letter (April 2026)
- 03 Phase 2 Design and Landscape Strategy (April 2026)

The application fee of £400 (inclusive of Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14857140).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact us if you require further information or have any further queries.

Yours sincerely,

Sarah Cross

Sarah Cross
Planning Associate

STANTEC UK LIMITED

cc. Alex Jones (Stantec)
Andrew McPhillips (L&G)