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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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MOWBRAY PHASE 1 AREA 4, LAND NORTH OF HORSHAM

PLANNING PORTAL REF: PP-14704461

On behalf of our client Bellway Homes Limited (Southern Counties), hereafter referred to as ('The Applicant'), please find enclosed an application for Reserved Matters Approval following the grant of Outline Planning Permission (OPP) (DC/16/1677) for the comprehensive redevelopment of Land North of Horsham for the following:

"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"

Reserved Matters Application

Condition 5 of the Outline Permission stipulates that: *"Details relating to the layout, scale, appearance, means of access and landscaping associated therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced."*

This Reserved Matters Application is therefore submitted pursuant to the Outline Permission and relevant conditions and deals with matters of layout, appearance, scale and landscaping and is submitted pursuant to the parameter plans approved in the Outline Permission. This application seeks approval of Reserved Matters with the following description:

"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"

It should also be noted that this Reserved Matters Application covers the proposed residential development parcel within Area 4 and the structural open space to the west, south and eastern boundaries of Area 4. A separate Reserved Matters Application (Ref: DC/24/0446) was approved in October 2024 for works that included the Phase 1 Primary Road to Old Holbrook (Moat Road) and the Sub Phase 1D Strategic Landscape Buffer directly north west, north and north east of the residential development parcel.

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Supporting Information

The Application is supported by the following technical information:

- Site Location Plan, prepared by MDD Architecture & Urban Design;
- Proposed Site Layout, prepared by MDD Architecture & Urban Design;
- Proposed Planning Drawings (floorplans, elevations, boundary and materials, street scenes / elevation drawings), prepared by MDD Architecture & Urban Design;
- Proposed Street Scenes, prepared by MDD Architecture & Urban Design;
- Design, Access and Compliance Statement, prepared by MDD Architecture & Urban Design.

Alongside the design related material, the Reserved Matters Application is supported by a suite of technical documentation which also addresses the applicable regulatory conditions for the OPP where relevant:

- Covering Letter, CIL Form 1 and Application Form, prepared by Savills;
- Planning Statement, prepared by Savills;
- Compliance Design Document, prepared by Savills;
- Tree Protection Plan (Condition 16), prepared by Keen Consultants;
- Tree Survey and Impact Assessment and Arboricultural Method Statement (Condition 52), prepared by Keen Consultants;
- Tree Constraints Plan, prepared by Keen Consultants;
- Landscape Masterplan, prepared by CSA Environmental;
- LVIA Conformance, prepared by CSA Environmental;
- Landscape Scheme (Condition 50) including soft and hard landscape proposals, structural open space proposals and LAP proposals, prepared by CSA Environmental;
- Landscape and Ecology Management Plan, prepared by CSA Environmental and Bioscan,
- Ecological Mitigation and Management Plan (Condition 49), prepared by Bioscan;
- Sensitive Lighting Strategy (Condition 62), prepared by MMA Lighting Consultancy;
- Levels Strategy, prepared by Ardent;
- Drainage Strategy (Condition 54 and 55), prepared by Ardent;
- Drainage Technical Note, prepared by Ardent;
- Highways Technical Note, prepared by Ardent;
- Travel Plan Statement, prepared by Ardent;
- Construction Environment Management Plan, prepared by Ardent;
- Energy And Sustainability Statement, prepared by Daedalus Environmental;
- Built Heritage Statement, prepared by RPS;
- Statement of Conformity to Environmental Statement, prepared by Savills.

The Application fee of £38,941 has been paid via the Planning Portal. I believe that the enclosed is sufficient enough to enable validation of this application. We look forward to hearing from officers at their earliest convenience.

If you have any queries or would like to discuss in more detail regarding this application, please do not hesitate to contact either myself or my colleagues James Greene (James.greene@savills.com) and Hannah Keyte (Hannah.keyte@savills.com).

Yours sincerely,



Robert Steele
Director
Savills Planning