

31 July 2026

Project/File: 333102644/A3

via PLANNING PORTAL
ref. PP-15001239

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

Dear Jason,

RM AREA 11, MOWBRAY
APPLICATION FOR APPROVAL OF RESERVED MATTERS
PURSUANT TO OUTLINE PLANNING PERMISSION DC/16/1677

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('the Applicant') further to the submission, via the Planning Portal, of an application for approval of Reserved Matters for residential units, including the conversion of the existing dwelling, car and cycle parking, drainage, access and internal roads, and associated infrastructure within RM Area 11.

Background

An application for Outline Planning Permission for development comprising the following was submitted to the Council on 4 August 2016:

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.

Permission was granted subject to conditions on 1 March 2018 ('the OPP').

RM Area 11

RM Area 11 ('the Site') is located within the centre of Phase 1, within 'Sub Phase 1C'. The Site comprises an existing dwelling, known as the 'Moathouse', associated garage and outbuilding. The Site is surrounded by the moat on the northern, eastern and western boundaries which is lined on both sides by vegetation and trees. Access into the Site is from Moat Way, a tertiary street, leading from Lancet Drive (a new secondary street within Phase 1) which encircles the central area of Sub Phase 1C and connects into Moat Road (the primary road through Phase 1).

To the north and north-west of the Site lies RM Area 5, with RM Area 6 to the south. The majority of dwellings within these RM Areas are under construction. To the east of the Site is the partially constructed Community Centre within RM Area 3. The part of RM Area 3 immediately to the east of the Site has RM approval for the Village Centre but works on this have not yet commenced.

This application seeks Reserved Matters approval pursuant to Condition 5 of the OPP. Approval is sought for the following:

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 proposals can be summarised as follows:

- Single storey side extension to existing dwelling;
- Provision of 11 market dwellings, 2no. of which would be provided through conversion of the existing dwelling;
- Car and cycle parking provided for all dwellings, with cycles stored securely within rear gardens;
- Provision of visitor parking spaces;
- Provision of a central area of open space fronting the existing dwelling to create a focal space;
- Provision of drainage infrastructure connecting into the existing infrastructure; and
- Creation of new habitats and biodiversity enhancements.

Application Submission

The submission comprises the following documents:

- 01 Application Form & CIL Form (July 2026)
- 02 Covering Letter (July 2026)
- 03 Planning Statement (July 2026), prepared by Stantec
- 04 Compliance Design Document (July 2026), prepared by Stantec
- 05 Housing Statement (July 2026), prepared by Stantec
- 06 Design and Access Statement (July 2026), prepared by OSP [split into three parts owing to file size]
- 07 Heritage Statement (July 2026), prepared by Wessex Archaeology
- 08 Landscape and Ecological Management Plan Compliance Statement (July 2026), prepared by David Jarvis Associates
- 09 Landscape Specification (July 2026), prepared by David Jarvis Associates
- 10 Ecological Mitigation and Management Plan (July 2026), prepared by CSA

- 11 Tree Survey, Arboricultural Impact Assessment and Method Statement (July 2026), prepared by Duckworths Arboriculture and DJA Associates
- 12 Drainage Statement (July 2026), prepared by Glanville [split into three parts owing to file size]
- 13 Transport Statement (August 2026: Issue 3), prepared by Glanville
- 14 Sensitive Lighting Strategy (drawing 26-335-1B), prepared by D W Windsor
- 15 Energy Strategy Statement (July 2026), prepared by Briary Energy
- 16 Utilities Statement (July 2026), prepared by L&G

The list of submitted drawings is appended to this letter.

The application fee of £5,581.00 (inclusive of £91 Planning Portal service charge) has been paid via Planning Portal.

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

Encs: List of submitted drawings

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

List of Submitted Drawings

Drawing Title	Drawing Number
OSP	
Site Location Plan	25057-S201
Existing Site Survey	25057-S202
Moat House Existing Floor Plans and Elevations	25057-S203
Moat House Garage and Outbuilding Existing Floor Plans and Elevations	25057-S204
Demolition Plan	25057-D201
Coloured Site Layout	25057-C201
Coloured Street Elevations	25057-C203
Site Layout	25057-P201
Building Materials Layout	25057-P202
Proposed Refuse Strategy	25057-P203
Proposed Parking Strategy	25057-P204
Moat House Conversion Proposed Floor Plans and Elevations	25057-P210
Plots 3 and 4 Proposed Plans and Elevations	25057-P211
Plots 5, 6 and 7 Proposed Plans and Elevations	25057-P212
Plots 8 and 9 Proposed Plans and Elevations	25057-P213
Plots 10 and 11 Proposed Plans and Elevations	25057-P214
Ancillary Buildings Sh1 Proposed Plans and Elevations	25057-P220
Schedule of Accommodation	Dated 24.07.26
David Jarvis Associates	
General Arrangement	2898-5-2-53 DR-0001 S5-P6
Tree Protection Plan	2898-5-2-53 DR-0002 S5-P5
Surfaces and Furniture Palette	2898-5-2-53 DR-0003 S5-P2
Illustrative Planting Palettes	2898-5-2-53 DR-0004 S5-P2
Timber Close Board Fence Details	2898-5-5-BND 0003 S5-P5
Lighting Details	2898-5-5-FRN 0005 S5-P4
Timber Cleft 3 Rail with Dog Proof Stock Fencing Details	2898-5-5-BND 0007 S5-P5
Typical Screen Wall Details	2898-5-5-BND 0008 S5-P4
Tree Planting Details	2898-5-5-VEG 0001 S5-P6
Tree Planting Details	2898-5-5-VEG 0002 S5-P6
Tree Planting Details	2898-5-5-VEG 0003 S5-P5
Glanville	
Site Access Arrangement	MOW-GLA-MH-PH1-6101 Rev A
Swept Path Analysis Refuse Vehicle	MOW-GLA-MH-PH1-6201 Rev E
Swept Path Analysis Fire Tender	MOW-GLA-MH-PH1-6207 Rev B
Swept Path Analysis Home Delivery Vehicle	MOW-GLA-MH-PH1-6208 Rev B
Levels Layout	MOW-GLA-MH-PH1-1101 Rev P2
Drainage Layout	MOW-GLA-MH-PH1-1201 Rev P3
Exceedance Flow Route Plan	MOW-GLA-MH-PH1-1202 Rev P2
D W Windsor	
L&G Development Mowbray Moathouse (Lighting)	26-335-1B