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UNITED KINGDOM

26 August 2026

Project/File: 333102644

via PLANNING PORTAL

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

Dear Jason,

**RM AREA 13, 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, car and cycle parking, drainage, access and internal roads, and associated infrastructure within RM Area 13.

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'). 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).

RM Area 13

RM Area 13 ('the Site') is located within the northern part of the 'Sub Phase 2A'. The Site comprises agricultural fields bound on all sides by trees and hedgerows.

To the north and west of the Site lies dwellings and agricultural land, to the east comprises Castle Copse Ancient Woodland and to the south lies RM Area 12. To the south-east of the Site within Castle Copse lies the 'Castle' Scheduled Monument.

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 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure.

The proposals can be summarised as follows:

- Provision of 156 dwellings, 34 of which would be affordable;
- Car and cycle parking provided for all dwellings, with cycles stored either within communal stores, garages or within rear gardens;
- Provision of open space in the south to enhance the existing green corridor;
- Provision of central green within the centre of the RM Area;
Provision of drainage infrastructure including two basins within the open space;
- Creation of suitable buffer to the Ancient Woodland to the east; and
- Creation of new habitats and biodiversity enhancements.

Application Submission

The submission comprises the following documents:

- | | |
|----|---|
| 01 | Application Form (June 2026) |
| 02 | CIL Form (June 2026) |
| 03 | Covering Letter (June 2026) |
| 04 | Planning Compliance Statement (June 2026), prepared by Stantec |
| 05 | Affordable Housing Statement (June 2026), prepared by Stantec |
| 06 | Compliance Statement (June 2026), prepared by Stantec |
| 07 | Design and Access Statement (June 2026), prepared by Broadway Maylan |
| 08 | Heritage Statement (May 2026), prepared by Wessex Archaeology |
| 09 | Landscape and Ecological Management Plan (June 2026), prepared by David Jarvis Associates |
| 10 | Landscape Specification (June 2026), prepared by David Jarvis Associates |

- 11 Ecological Mitigation and Management Plan (June 2026), prepared by CSA
- 12 BS:5837 Survey, Arboricultural Impact Assessment and Method Statement (June 2026), prepared by Duckworks Arboriculture and David Jarvis Associates
- 13 Drainage Statement (June 2026), prepared by Glanville
- 14 Transport Statement (August 2026), prepared by Glanville
- 15 Travel Plan Statement (June 2026), prepared by Glanville
- 16 Parking Strategy (as contained within drawing 34854-BM-13-ZZ-DR-A-01104), prepared by Broadway Maylan
- 17 Sensitive Lighting Strategy (as contained within drawing MOW-PH2-P13-6101 Rev G), prepared by Glanville
- 18 Energy and Sustainability Statement (May 2026), prepared by Briary Energy
- 19 Utilities Statement (2026), prepared by L&G

The list of submitted drawings is appended to this letter.

The application fee of £53,445 (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

List of Submitted Drawings

Drawing Title	Drawing Number
Broadway Malyan	
Site Location Plan	34854-BM-13-ZZ-DR-A-00100 P01
Existing Site Plan	34854-BM-13-ZZ-DR-A-00101 P01
Proposed Site Plan	34854-BM-13-ZZ-DR-A-01100
Proposed Site Plan – Tenure Plan	34854-BM-13-ZZ-DR-A-01101
Proposed Site Plan – Typologies Plan	34854-BM-13-ZZ-DR-A-01102
Proposed Site Plan – Heights Plan	34854-BM-13-ZZ-DR-A-01103
Proposed Site Plan – Parking Layout	34854-BM-13-ZZ-DR-A-01104
Proposed Site Plan – Materials Plan	34854-BM-13-ZZ-DR-A-01105
2 Bed Semi Detached - Type A1 - Floor Plans	34854-BM-A1-ZZ-DR-A-03100
2 Bed Semi Detached - Type A1 - Elevations	34854-BM-A1-ZZ-DR-A-03101
3 Bed Semi Detached -Type A2 - Floor Plans	34854-BM-A2-ZZ-DR-A-03102
3 Bed Semi Detached -Type A2 - Elevations	34854-BM-A2-ZZ-DR-A-03103
4 Bed Semi Detached - Type A3 - Floor Plans	34854-BM-A3-ZZ-DR-A-03104
4 Bed Semi Detached - Type A3 - Elevations	34854-BM-A3-ZZ-DR-A-03105
2 Bed Semi Detached -Type A3 - Floor Plans	34854-BM-P1-ZZ-DR-A-03106
2 Bed Semi Detached -Type P1 - Elevations	34854-BM-P1-ZZ-DR-A-03107
2 Bed Detached - Type P2 - Floor Plans	34854-BM-P2-ZZ-DR-A-03108
2 Bed Detached - Type P2 - Elevations	34854-BM-P2-ZZ-DR-A-03109
2 Bed Semi Detached - Type P2 - Floor Plans	34854-BM-P1-ZZ-DR-A-03110
2 Bed Semi Detached - Type P2 - Elevations	34854-BM-P2-ZZ-DR-A-03111
3 Bed Detached - Type P3 - Floor Plans	34854-BM-P3-ZZ-DR-A-03112
3 Bed Detached - Type P3 - Elevations	34854-BM-P3-ZZ-DR-A-03113
3 Bed Semi Detached - Type P3 - Floor Plans	34854-BM-P3-ZZ-DR-A-03114
3 Bed Semi Detached - Type P3 - Elevations	34854-BM-P3-ZZ-DR-A-03115
3 Bed Detached - Type P4 - Floor Plans	34854-BM-P4-ZZ-DR-A-03116
3 Bed Detached - Type P4 - Elevations	34854-BM-P4-ZZ-DR-A-03117
3 Bed Semi Detached - Type P4 - Floor Plans	34854-BM-P4-ZZ-DR-A-03118
3 Bed Semi Detached - Type P4 - Elevations	34854-BM-P4-ZZ-DR-A-03119
3 Bed Detached - Type P5 - Floor Plans	34854-BM-P5-ZZ-DR-A-03120
3 Bed Detached - Type P5 - Elevations	34854-BM-P5-ZZ-DR-A-03121
3 Bed Detached - Type P6 - Floor Plans	34854-BM-P6-ZZ-DR-A-03122
3 Bed Detached - Type P6 - Elevations	34854-BM-P6-ZZ-DR-A-03123
3 Bed Detached - Type P6 - Corner - Floor Plans	34854-BM-P6-ZZ-DR-A-03124
3 Bed Detached - Type P6 - Corner - Elevations	34854-BM-P6-ZZ-DR-A-03125
3 Bed Semi Detached - Type P6 - Floor Plans	34854-BM-P6-ZZ-DR-A-03126
3 Bed Semi Detached - Type P6 - Elevations	34854-BM-P6-ZZ-DR-A-03127
4 Bed Detached - Type P7 - Floor Plans	34854-BM-P7-ZZ-DR-A-03128
4 Bed Detached - Type P7 - Elevations	34854-BM-P7-ZZ-DR-A-03129
4 Bed Detached - Type P8 - Floor Plans	34854-BM-P8-ZZ-DR-A-03130
4 Bed Detached - Type P8 - Elevations	34854-BM-P8-ZZ-DR-A-03131
4 Bed Detached - Type P9 - Floor Plans	34854-BM-P9-ZZ-DR-A-03132
4 Bed Detached - Type P9 - Elevations	34854-BM-P9-ZZ-DR-A-03133
5 Bed Detached - Type P10 - Floor Plans	34854-BM-P10-ZZ-DR-A-03134
5 Bed Detached - Type P10 - Elevations	34854-BM-P10-ZZ-DR-A-03135
Apartment Block - Affordable - Floor Plans	34854-BM-APT-ZZ-DR-A-03136
Apartment Block - Affordable - Elevations	34854-BM-APT-ZZ-DR-A-03137
Single Garage – Plans and Elevations	34584-BM-P1-ZZ-DR-A-03200
Garage Single (Large)	34584-BM-P1-ZZ-DR-A-03201

Double Garage	34584-BM-P1-ZZ-DR-A-03202
Carport	34584-BM-P1-ZZ-DR-A-03203
Street Elevation AA, BB & CC	34854-BM-13-ZZ-DR-A-03300 Rev P02
Street Elevation DD, EE & FF	34854-BM-13-ZZ-DR-A-03301 Rev P02
David Jarvis Associates	
General Arrangement	2898-5-2-33-DR-0001 Rev S0-P4
Planting Proposals (1 of 9)	2898-5-2-33-DR-0002 Rev S0-P4
Planting Proposals (2 of 9)	2898-5-2-33-DR-0003 Rev S0-P3
Planting Proposals (3 of 9)	2898-5-2-33-DR-0004 Rev S0-P3
Planting Proposals (4 of 9)	2898-5-2-33-DR-0005 Rev S0-P4
Planting Proposals (5 of 9)	2898-5-2-33-DR-0006 Rev S0-P3
Planting Proposals (6 of 9)	2898-5-2-33-DR-0007 Rev S0-P3
Planting Proposals (7 of 9)	2898-5-2-33-DR-0008 Rev S0-P3
Planting Proposals (8 of 9)	2898-5-2-33-DR-0009 Rev S0-P3
Planting Proposals (9 of 9)	2898-5-2-33-DR-0010 Rev S0-P3
Hard Surface and Boundary Treatment Proposals	2898-5-2-33-DR-0011 Rev S0-P4
Surfaces and Furniture Palette	2898-5-2-33-DR-0012 Rev S0-P3
Illustrative Planting Palettes	2898-5-2-33-DR-0013 Rev S0-P2
Illustrative Planting Palettes	2898-5-2-33-DR-0014 Rev S0-P2
Illustrative Planting Palettes	2898-5-2-33-DR-0015 Rev S0-P2
Tree Survey	2898-5-2-33-DR-0014 Rev S5-P1
Close Board Fence	2898-5-5-BND-0003 Rev S5-P5
Timber Knee Rail	2898-5-5-BND-0005 Rev S5-P4
Typical Screen Wall	2898-5-5-BND-0008 Rev S5-P4
Dog Waste Bin	2898-5-5-FRN-0004 Rev S5-P5
Litter Bin	2898-5-5-FRN-0007 Rev S5-P4
Entrance Totem	2898-5-5-FRN-0014 Rev S5-P1
Tegula Block Paved Path	2898-5-5-SUR-0001 Rev S5-P4
Self Binding Gravel	2898-5-5-SUR-0002 Rev S5-P4
Tree Planting Details	2898-5-5-VEG-0001 Rev S5-P6
Tree Planting Details	2898-5-5-VEG-0002 Rev S5-P6
Tree Planting Details	2898-5-5-VEG-0003 Rev S5-P5
D W Windsor	
L&G Development, Mowbray – RM13 (lighting)	26-229-1D
Glanville	
RM13 Overall General Arrangement	MOW-PH2-P13-6101 Rev G
RM13 Adoptable Areas	MOW-PH2-P13-6102 Rev B
RM13 Swept Path Analysis 11.2m Refuse Vehicle	MOW-PH2-P13-6201 Rev F
RM13 Swept Path Analysis Fire Tender	MOW-PH2-P13-6202 Rev B
RM13 Swept Path Analysis Fire Tender	MOW-PH2-P13-6203 Rev C
RM13 Swept Path Analysis Fire Tender	MOW-PH2-P13-6204 Rev C
Levels and Contours Layout Sheet 1 of 2 (contained within Drainage Statement)	MOW-GLA-RM13-PH2-1101 Rev P1
Levels and Contours Layout Sheet 2 of 2 (contained within Drainage Statement)	MOW-GLA-RM13-PH2-1102 Rev P1