Stantec UK Limited
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ME19 4AQ
UNITED KINGDOM

21 October 2026

Project/File: 333102644/A3

via Planning Portal
Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Jason,

Reference: Application for Approval of Reserved Matters - Sub-Phase 2C Strategic Landscape Buffer, Allotments and Pond Restoration

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to our submission seeking the approval of Reserved Matters for the creation of the Sub-Phase 2C Strategic Landscape Buffer, Eastern Allotments, pond restoration works, and associated development.

Context

Outline Planning Permission for development of the following description was granted subject to conditions under application reference DC/16/1677 (dated 1 March 2018; the '**OPP**'):

> *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*

Condition 5 of the OPP requires:

> *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 application seeks approved of Reserved Matters pursuant to the above condition for the development of the following description:

> *Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for provision of the Sub-Phase 2C Strategic Landscape Buffer, Eastern Allotments, pond and watercourse restoration works, site clearance, landscaping, drainage, highways and associated infrastructure.*

Reference: Application for Approval of Reserved Matters - Sub-Phase 2C Strategic Landscape Buffer, Allotments and Pond Restoration

Application Submission

This application for the approval of Reserved Matters comprises the following:

01 Application Form (dated 21 October 2026), prepared by Stantec

02 CIL Additional Information Form (dated 21 October 2026), prepared by Stantec

03 Covering Letter (dated 21 October 2026), prepared by Stantec

04 Planning and Compliance Statement (dated 21 October 2026), prepared by Stantec

05 Application Boundary (2898-5-2-16 DR-2001 S5-P5), prepared by David Jarvis Associates

06 Landscape Plans, prepared by David Jarvis Associates

- Surfaces and Furniture Palette (2898-5-2-16 DR-0006 S5-P1)
- Planting Palette (1 of 6) (2898-5-2-16 007 S3-P1)
- Planting Palette (2 of 6) (2898-5-2-16 007 S3-P1)
- Planting Palette (3 of 6) (2898-5-2-16 007 S3-P1)
- Planting Palette (4 of 6) (2898-5-2-16 007 S3-P1)
- Planting Palette (5 of 6) (2898-5-2-16 007 S3-P1)
- Planting Palette (6 of 6) (2898-5-2-16 007 S3-P1)
- Masterplan (2898-5-2-16 DR-2016 S3-P1)
- Landscape Proposals (1 of 12) (2898-5-2-16 DR-2003 S3-P2)
- Landscape Proposals (2 of 12) (2898-5-2-16 DR-2004 S3-P2)
- Landscape Proposals (3 of 12) (2898-5-2-16 DR-2005 S3-P2)
- Landscape Proposals (4 of 12) (2898-5-2-16 DR-2006 S3-P2)
- Landscape Proposals (5 of 12) (2898-5-2-16 DR-2007 S3-P2)
- Landscape Proposals (6 of 12) (2898-5-2-16 DR-2008 S3-P3)
- Landscape Proposals (7 of 12) (2898-5-2-16 DR-2009 S3-P3)
- Landscape Proposals (8 of 12) (2898-5-2-16 DR-2010 S3-P2)
- Landscape Proposals (9 of 12) (2898-5-2-16 DR-2011 S3-P2)
- Landscape Proposals (10 of 12) (2898-5-2-16 DR-2012 S3-P2)
- Landscape Proposals (11 of 12) (2898-5-2-16 DR-2013 S3-P2)
- Landscape Proposals (12 of 12) (2898-5-2-16 DR-2014 S3-P2)

- Masterplan (2898-5-2-16 DR-2016 S3-P1)
- Timber Cleft 3 Rail (2898-5-5-BND 0002 S5-P5)
- Deer Fencing (2898-5-5-BND 0011 S5-P1)
- Benches, Seats and Picnic Tables (2898-5-5-FRN 0001 S5-P5)
- Cycle Stand (2898-5-5-FRN 0002 S5-P4)
- Dog Waste Bin (2898-5-5-FRN 0004 S5-P5)
- Lighting (2898-5-5-FRN 0005 S5-P4)
- Information Boards (2898-5-5-FRN 0006 S5-P3)
- Litter Bin (2898-5-5-FRN 0007 S5-P4)
- Timber Bollard (2898-5-5-FRN 0009 S5-P5)
- Wayfinding Sign (2898-5-5-FRN 0010 S5-P4)
- Entrance Totem (2898-5-5 FRN-0014 S5-P1)
- Feeder Pillars (2898-5-5-SRV 0001 S5-P7)
- Self-Binding Gravel (2898-5-5-SUR 0002 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)
- Allotment Layout (2898-5-2-16 DR-0005 S5-P1)
- General Landscape Arrangement (2898-5-2-16 DR-0004 S5-P5)
- Lighting Design (DW Windsor; 26-242-1A)
- Deore Double Garage (Dunster House)

07 Landscape Statement (2898-5-2-16-LS-0001 P1), prepared by David Jarvis Associates

08 Landscape and Ecological Management Plan (2898-5-4-LM-2005 P1), prepared by David Jarvis Associates

09 Landscape Specification (2898-5-2-16-SP-2001 P1), prepared by David Jarvis Associates

10 Arboricultural Impact Assessment and Arboricultural Method Statement (2898-5-2-16-TD-0001 P2), prepared by David Jarvis Associates

- Tree Survey (2898-5-2-16 DR-2015 S3-P1)

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11 Sub-Phase 2C Strategic Landscape Buffer: Ecological Mitigation and Management Plan (September 2026), prepared by CSA Environmental

12 Heritage Statement (September 2026), prepared by Wessex Archaeology

13 Drainage Statement (Issue 1: 18 September 2026), prepared by Glanville

14 Transport Statement (Issue 3: 18 September 2026), prepared by Glanville

The application fee of £2,825.00 (inclusive of the £149.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-15197615).

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 the writer at this office if you require further information or have any further queries.

Sincerely,

Stantec UK Limited

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c. Alex Jones (Stantec)