



**Horsham
District
Council**

James Taylor
Stantec UK Limited
2 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AQ

Our ref: DISC/26/0144
Your ref: Phase 1 Reserved Matters
Areas Plan (C7 Discharge)
Email: planning@horsham.gov.uk
Direct Line: 01403 215162
If Calling Please ask for: Jason Hawkes
Date: 20th May 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Condition 7 to approved application
DC/16/1677 (Phase 1).**

The Mowbray Development Site, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

7. **Pre-Commencement Condition:** No later than the submission of the first application for approval of Reserved Matters for any Phase, save for the Principal Access Works as identified on drawing 25216/2001/SK020 Rev E, a Reserved Matters Areas Plan covering the entirety of that Phase and demarking the extent of the areas to come forward as individual applications for approval of Reserved Matters (hereafter referred to as Reserved Matters Areas) shall be submitted to and subsequently approved in writing by the Local Planning Authority. Thereafter the applications for approval of Reserved Matters shall be submitted broadly in accordance with the approved Reserved Matters Areas Plan, or such updated Reserved Matters Areas Plan as may be subsequently agreed in writing with the Local Planning Authority. For clarity, the entirety of any Phase shall mean including all areas of open space and landscape buffers in addition to developable areas within that phase.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 20th May 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Reserved Matters Areas Plan (Condition 7)	S19 REV H	07.05.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control