



Stantec UK Limited
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West Malling, Kent
ME19 4AQ
UNITED KINGDOM

29 April 2026

Project/File: 35277/A3/JT

via Planning Portal

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

Dear Jason,

Reference: Application for Discharge of Condition 7 of Outline Planning Permission reference DC/16/1677: Phase 1 Reserved Matters Areas Plan

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in relation to the discharge of Condition 7 insofar as it relates to Phase 1 of the Outline Planning Permission for Mowbray (LPA reference DC/16/1677; the 'OPP'), seeking approval of the Phase 1 Reserved Matters Parcel Plan.

Background

The OPP granted outline permission for development comprising 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

Permission was granted subject to conditions on 1 March 2018.

Condition 7 requires:

- 7. *Pre-Commencement Condition: Prior to the submission of the first application for approval of Reserved Matters application for any Phase, 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 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. 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.***

Several RM Areas Plans have previously been discharged for Phase 1 pursuant to Condition 7, the first in 2020 under LPA reference DISC/20/0178, then in 2021 under LPA reference DISC/21/0104, and most recently in 2024 through LPA reference DISC/24/0021. The current proposal is the same as that approved

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in 2024, though includes the Moat House as a standalone Reserved Matters Area (shown as RM Area 11).

Application Submission

This application for the discharge of Condition 7 of application reference DC/16/1677 comprises the following:

- 01 Application Form (dated 29 April 2026)
- 02 Covering Letter (dated 29 April 2026)
- 03 Reserved Matters Area Phasing Plan (Condition 7) (S19 H)
- 04 Plan 10 – Phasing Plan (2153A – 507E)

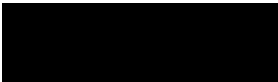
The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14766896).

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.

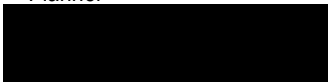
Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Sincerely,

Stantec UK Limited



James Taylor
Planner



stantec.com/uk

cc. Alex Jones (Stantec)