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UNITED KINGDOM

29 April 2026

Project/File: 333102644/A3/JT

via Email

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

Dear Jason,

Reference: Application for Discharge of S106 Obligations 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 S106 obligations for 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 a S106 Agreement dated 1 March 2018 (the '**S106**'). Schedule 3, Part 2 of the S106 requires:

1. Prior to:-

1.1. Commencement of Development on the Liberty Land within a Phase; and

1.2. submission of the first Reserved Matters Application and any Affordable Housing Delivery Scheme in relation to the Liberty Land within that Phase

the Owners of that Phase within the Liberty Land shall submit to and obtain the approval of the District Council to a RM Parcel Plan relating to the whole of the Liberty Land within that Phase.

2. The Owners covenant not to:-

2.1. Commence Development within the Liberty Land on a Phase; nor

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2.2. submit a first Reserved Matters Application nor any Affordable Housing Delivery Scheme in relation to the Liberty Land within a Phase

until the RM Parcel Plan relating to the whole of the Liberty Land within that Phase has been approved in writing by the District Council.

The S106 defines “RM Parcel Plan” as follows:

means a plan showing the whole of the Liberty Land within the relevant Phase to which the plan relates and which shall also show:

- a. each proposed Reserved Matters Area within the Liberty Land to which the RM Parcel Plan relates***
- b. the approximate number of Housing Units that it is proposed to submit for Reserved Matters Applications for within each Reserved Matters Area***
- c. the tenure of the Affordable Housing Units to be provided within each Reserved Matters Area and***
- d. the percentage of Affordable Housing Units to be provided in each Reserved Matters Area within the land to which the RM Parcel Plan relates PROVIDED THAT nothing shall require every Reserved Matters Area to contain Affordable Housing Units so long as the percentage of Affordable Housing Units to be delivered across the land to which the RM Parcel Plan relates equates to the percentages set out in paragraph 1.1 of Part 1 of Schedule 3 AND PROVIDED FURTHER THAT the Clustering Requirements shall be adhered to in relation to proposed numbers of Affordable Housing Units within any Reserved Matters Area***
- e. shall identify the areas of Donor Land in Phase 2 and Phase 3***
- f. shall identify the areas for Private Rent Units, Phase 2 Custom and Self Build Housing Land and Phase 3 Custom and Self Build Housing Land***

Several RM Areas Plans have previously been discharged for Phase 1, most recently in 2024 through LPA reference DISC/24/0021. The current proposal is the same as that approved in 2024, though includes the Moat House as a standalone Reserved Matters Area (shown as RM Area 11 on the submitted Reserved Matters Area Phasing Plan).

Approximate Housing Units Per RM Area

The below table sets out the approximate numbers of homes and the tenure to be provided within each Reserved Matters Area.

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RM Area	Approximate No. of Homes (max)	Percentage Affordable	Tenure Split (%)	Private Rent Units
1	193	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
2	197	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
3	99	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
4	89	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
5 & 6	206	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
7	221	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	120
8	87	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
9	0	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
10	170	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0
11	11	12.6	Affordable Rent: 6.9 Shared Ownership: 5.7 Discount Market: 0.0	0

The enclosed RM Parcel Plan anticipates overall delivery within Phase 1 Liberty Land to be a maximum of 1273 units.

Application Submission

This application for the discharge of S106 obligations 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)

Reference: Application for Discharge of S106 Obligations of Outline Planning Permission reference DC/16/1677: Phase 1 Reserved Matters Areas Plan

04 Plan 10 – Phasing Plan (2153A – 507E)

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)