



Mowbray - RM Area 12 Reserved Matters Application

Planning Statement

On behalf of **Legal & General (Strategic Land North Horsham) Limited**

Project Ref: 35277 | Date: June 2026

Registered Office: Stantec House Kelburn Court, Birchwood, Warrington, England, WA3 6UT
Office Address: 2 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4AQ
T: +44 (0)1732 792428

Document Control Sheet

Project Name: Mowbray RM Area 12 – Reserved Matters Application

Project Ref: 33313527700

Report Title: Planning Statement

Doc Ref: 33313527700/A5/LP

Date: June 2026

	Name	Position	Signature	Date
Prepared by:	Lydia Pravin	Planning Associate	LP	June 2026
Reviewed by:	Sarah Cross	Planning Associate	SC	June 2026
Approved by:	Sarah Cross	Planning Associate	SC	June 2026
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
Draft v1	June 2026	Draft	LP	SC	SC
Draft v2	June 2026	Final Draft	LP	SC	SC
Final	June 2026	Final	LP	SC	SC

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

Contents

1	Introduction and Overview	1
2	Planning History	2
3	Description of Development.....	6
4	Scope of Application and Submissions	8
5	Pre-Submission Engagement	10
6	Planning Policy Framework	12
7	Case for Development.....	17
8	Conclusions	28

This page is intentionally blank

1 Introduction and Overview

- 1.1 Mowbray benefits from outline planning permission approved subject to conditions on 01 March 2018 (Local Planning Authority (LPA) reference DC/16/1677; ‘the OPP’) for a mixed-use strategic development (‘the Development’) as follows:

‘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 46,450m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.’

- 1.2 The Reserved Matters (‘RM’) Area 12 is circa. 8.46ha and sits within Sub Phase 2A of the OPP and seeks approval for 278 dwellings, car and cycle parking, play area, drainage, internal roads and associated infrastructure (‘the proposed development’).
- 1.3 This Planning Statement sets out the detail of the RM Area 12 proposals and how they comply with the OPP (LPA reference DC/16/1677) and relevant planning policy.

2 Planning History

Strategic Allocation

- 2.1 The OPP Site is a strategic allocation within the Council's adopted Local Plan: the Horsham District Planning Framework 2015 ('HDPF'). Policy SD1 (Strategic Policy: Land North of Horsham) allocates the Site for a 'mixed use strategic development to accommodate at least 2,500 homes and associated infrastructure.'

Outline Planning Permission

- 2.2 Mowbray benefits from outline planning permission approved subject to conditions on 01 March 2018 (LPA reference DC/16/1677; 'the OPP') for a mixed-use strategic development ('the Development') as follows:

'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 46,450m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.'

- 2.3 The OPP was granted subject to 64 conditions as set out in the decision notice. A legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) was completed prior to the grant of the OPP and is dated 1 March 2018 ('the S106').
- 2.4 The OPP was accompanied by an Environmental Impact Assessment (Environmental Statement July 2016 with March 2017 Addendum).
- 2.5 An application was made for Discharge of the S106 obligation (DC/16/1677) relating to the Phase 2 Reserved Matters Parcel Plan (Schedule 3 part 2 clauses 1 and 2) (LPA reference S106/26/0012) and was approved on 10 April 2026.

Non-Material Amendments

- 2.6 An application pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) was submitted to the Council on 8 May 2019 (LPA reference DC/19/0984); 'the first S96A'. This sought to secure non-material amendments to correct drafting errors and streamline conditions triggers and was approved on 12 June 2019.

2.7 Further relevant S96A applications include:

- LPA reference: DC/21/0181 - amendment to condition 2 of DC/16/1677 to amend all parameter plans – approved 12 March 2021
- LPA reference: DC/22/1883 – amendment to the Building Height Parameter Plan as listed in condition 2 – approved 01 November 2022
- LPA reference: DC/22/2276 – amendment to allow for school road extension application to be submitted prior to the requirements of conditions 7, 8 and 24 - approved 04 January 2023
- LPA reference: DC/24/0544 – amendment to parameter plans to retain No.2 Bensons Farm Cottage – approved on 29 April 2024
- LPA reference: DC/24/0876 - amendment to parameter plans to exclude Squirrels Bungalow curtilage from the green infrastructure plan – approved on 27 June 2024

Condition Discharge

2.8 The following table sets out the condition submissions that are relevant to this RM Application:

Table 2.1: Current Condition Submissions Summary

CONDITION NO.	CONDITION	COVERAGE	STATUS
7	Reserved Matters Area Plan for Phase 2	Phase 2	Discharged 10 April 2026 (Ref. DISC/26/0093)
8	Design and Landscape Strategy (DLS)	Phase 2	Pending Consideration (Ref. DISC/26/0145)
9	Construction Environmental Management Plan	Phase 2	Discharged 11 April 2024 (Ref. DISC/24/0030)

12	Ecological Mitigation and Management Plan (EMMP)	Phase 2	Discharged 19 June 2026 (Ref. DISC/26/0157)
13	Ecological Surveys	Phase 2	Discharged 09 April 2024 (Ref. DISC/24/0022)
14	Ecological Surveys	Phase 2	Discharged 09 April 2024 (Ref. DISC/24/0022)
17	Site Wide Surface Water Drainage Strategy	Site Wide	Discharged 20 September 2019 (Ref. DISC/19/0214)
18 a) & b)	Land Contamination a) Preliminary Risk Assessment b) Site Investigation	Site Wide	Discharged 24 June 2019 (Ref. DISC/19/0167)
19	Site Wide Cycle Strategy	Site Wide	Discharged 19 March 2021 (Ref. DISC/19/0267) Re-discharged 03 November 2022 (Ref. DISC/22/0232)
22	Archaeology	Phase 2 Sub Phase 2A Southern results	Discharged 14 May 2024 (Ref. DISC/24/0063)

24	Heritage Asset Mitigation Strategy for the 'Castle' moated site Scheduled Monument	Phase 2	Discharged 24 July 2024 (Ref. DISC/24/0123)
34	Travel Plan	Phase 2	Discharged 26 May 2026 (Ref. DISC/26/0060)

3 Description of Development

3.1 Reserved Matters approval is sought for residential development on RM Area 12, comprising:

‘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 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, and associated infrastructure.’

3.2 The detail of the proposals is as follows:

- Construction of 278 Use Class C3 residential dwellings consisting of one-bed and two-bed apartments, two-bed, three-bed, four-bed and five-bed houses.
- The scheme will provide:
 - 80 privately rented homes
 - 59 affordable homes
 - 139 market homes
- Homes to be provided as the following mix by tenure:

TABLE 3.1: Proposed Mix by Tenure

	1 Bed Apart	2 Bed Apart	2 Bed House	3 Bed House	4 Bed House	5 Bed House	TOTAL
Private Rent	37	42	0	1	0	0	80
S106 Affordable	8	17	22	8	4	0	59
Market	6	5	32	71	22	3	139
Total	51	64	54	80	26	3	278

- All homes meet minimum internal space standards as per the Nationally Described Space Standards.
- Carbon reduction through fabric specification, energy efficient controls, water efficiency, low energy lighting and appliances, space heating and hot water from Air Source Heat Pumps with solar photovoltaic panels to off-set electricity use from the grid when this is required by Building Regulations.
- Provision of 600 residential parking spaces comprising allocated on plot, garage and on-street parking bays as well as 11 wheelchair spaces and 55 visitor spaces.
- One electrical vehicle charging point per house and dual charging points for apartments, greater than the 53% required under WSCC guidance.

- Footways provided on tertiary streets. Other streets provided with a shared surface.
- Cycle parking provided in dedicated cycle storage within rear gardens for the houses and secure communal stores for the apartments.
- Bins to be stored in communal stores for the apartment blocks and within rear gardens for the houses.
- Drainage infrastructure including 1no. basin.
- Landscape proposals including tree planting along main streets and to break up parking, provision of open space around the drainage basin and LLAP and buffer to the Ancient Woodland to the east.
- Biodiversity enhancements including the provision of bird and bat boxes.

4 Scope of Application and Submissions

- 4.1 There are a number of OPP conditions that set out the information required for submission as part of each RM Application. Table 4.2 summarises the relevant conditions.

Table 4.2: Reserved Matters Requirement Conditions

CONDITION NO.	CONDITION TITLE
RM REQUIREMENTS	
5	Reserved Matters
36	RM Landscape and Ecological Management Plan (LEMP)
47	RM Roads, Footpaths, Cycleways etc
48	RM Compliance Design Document
49	RM Ecological Mitigation and Management Plan (EMMP)
50	RM Landscape Scheme
52	RM Tree Survey & Arboricultural Implications/ Method Statement
54	RM Detailed Surface Water Drainage Strategy
55	RM Foul Drainage Strategy
61	Parking
62	Sensitive Lighting

- 4.2 This RMA includes relevant supporting/technical reports and drawings to satisfy the requirements of each of the above conditions. The findings of the reports are summarised in Section 7 with reference to the relevant requirements of the OPP and planning policy framework

as set out in Section 6. Full details of compliance with the relevant reports that supported/informed the OPP and those subsequently approved pursuant to OPP conditions are provided within a separate Compliance Design Document (June 2026) prepared pursuant to OPP Condition 48.

5 Pre-Submission Engagement

- 5.1 The Applicant met with Officers on 13 March 2026 to present the scheme. Officers provided helpful feedback which has led to the positive evolution of the scheme.
- 5.2 The following schedule summarises the key feedback received from officers in March 2026 and the Applicant's response:

	HDC Comments	Applicant's Response
1.	Car Parking Officers commented there are large areas of on-street parking without any significant breaks. Officers consider the rear parking courts need landscaped areas. Officers raised consideration should be given to ensuring that off-plot parking is accessible for residents without long walks around the side of terraces or through their rear gardens (which means the rear door effectively becomes the front door) leading to less activity at the front of properties). Officer commented the Build to Rent car parking be broken up/ reconsidered with additional landscaping.	The on street car parking has been broken up with landscaping introduced to the rear parking courts. The layout ensures off-plot parking is accessible for residents without long walks around the side of terraces or through their rear gardens. The Build to Rent car parking has been broken up with landscaping and trees.
2.	Bin Storage Officers consider the bin storage should be located where it is user friendly for the occupier, rather than at the foot of gardens. Long alleyways at the rear of properties should be avoided.	HDC apply Manual for Streets 'drag and carry' distances of 30m for residents carrying waste. Bin stores / bin collection points are provided within 25m of where a refuse vehicle will stop and within 30m of all dwellings, compliant with the above standards.
3.	Layout of the housing on the western side Officers suggest that the layout should be amended so that housing to the west side backs onto the green boundary of the site (i.e. the school land). This would allow for a more pleasant outlook for those properties instead of having an outlook overlooked by properties immediately to their rear. More generally, encourage a layout that seeks to	The layout of the housing on the western side has been amended so the housing backs onto the green boundary of the site. The layout seeks to minimise direct and closely related back-to-back relationships where possible.

	HDC Comments	Applicant's Response
	minimise direct and closely related back-to-back relationships where possible so residents can benefit from rear aspects and outlooks that do not feel overlooked and/or oppressed.	
4.	Street Trees and Landscaping Officers consider provision should be made to allow more street trees and landscaped areas.	Street trees have been added to the main road through RM Area 12 and there are areas of grass and trees along with landscaping across the site.
5.	Affordable Housing Clusters Officers consider the clusters of affordable housing proposed would benefit from being split further.	The clusters of affordable housing proposed have been split further throughout the site.

6 Planning Policy Framework

- 6.1 Section 38 of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 6.2 The adopted development plan in Horsham comprises:
- Horsham District Planning Framework (2015)
 - Site Specific Allocations of Land Document (2007)
- 6.3 Material considerations include:
- National Planning Policy Framework (latest update February 2025)
 - Planning Practice Guidance (latest updated December 2024)
 - Local Supplementary Planning Documents
 - West Sussex County Council (WSCC) 'Guidance on Parking at New Developments' (2020)

Adopted Planning Policy

- 6.4 Land North of Horsham is identified as a strategic allocation in the Horsham District Planning Framework to deliver a mixed-used development (Policy SD1). The key development principles outlined in Policy SD1 can be summarised as:
1. High quality, sustainable, mixed-use community with its own identity and character but connected to Horsham.
 2. Locally distinctive and unique through its architecture, urban and landscape design.
 3. Legible layout that facilitates modes of sustainable travel.
 4. Minimal impact on existing transport network with new crossings off the A264.
 5. Business park.
 6. Safeguarded land adjacent to the business park for a new parkway railway station.
 7. Local centre, including shops, healthcare and community facilities.
 8. Homes of different sizes, types and tenure to meet local needs.
 9. Two primary schools and a site for a secondary school together with provision for Special Education Needs.
 10. Open space, sport and recreation facilities.
 11. Strong landscape buffer.

12. Sequential approach to flood risk.

6.5 Additional policies that specifically relate to the Land North of Horsham are SD2 to SD9 which set out more detailed provisions of the site in respect of, inter alia, employment, the local centre, housing, sports, landscape, design, education and transport.

6.6 This RM Application provides new residential dwellings, car and cycle parking, drainage, internal roads and associated infrastructure, as well as a play area. The key adopted policies in this regard are:

- **Policy 15: Housing Provision** - Provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031 at an average of 800 homes per annum. This includes at least 2,500 homes at Land North of Horsham.
- **Policy 16: Meeting Local Housing Needs** - Of relevance, policy states that development should provide a mix of housing sizes, types and tenures (1), the appropriate mix of different housing types and sizes will depend on the established character and density of the neighbourhood and viability of the scheme (2).
- **Policy SD7: Design** - Design principles should be accorded throughout development in its entirety: Development will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding area (1), development will be well designed, with character areas and accessible focal points (2), design and layout will provide an appropriate transition to the 'landscape buffer (3); and wider countryside beyond, and design will demonstrate best practice (4).
- **Policy 24: Environmental Protection** - This policy requires developments to, inter alia, 'minimise exposure to and the emission of pollutants including noise, odour, light pollution...'
- **Policy 25: The Natural Environment and Landscape Character** - This policy protects the landscape and natural environment from inappropriate development and seeks to protect, conserve and enhance the landscape (1), maintain and enhance the Green Infrastructure Network (2), and ensure no net loss of biodiversity and net gains where possible (3).
- **Policy 31: Green Infrastructure and Biodiversity** - Building on the strategic provisions of Policy 25, this policy requires, inter alia, any loss of green infrastructure to be compensated for (1), contributions to the enhancement of biodiversity (2) and replacement of any protected trees lost through development (3).

- **Policy 32: The Quality of New Development** - This policy aims for ‘high quality and inclusive design’ which is an attractive, functional, accessible, safe and adaptable environment (1), that complements locally distinctive character (2), contributes to a sense of place (3) optimises the potential of the site to accommodate development (4) and helps to secure a framework of high-quality open spaces (5).
- **Policy 33: Design Principles** - Various principles are included within this policy. Those relevant to these proposals include ensuring that the built environment is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land (2) ensuring that the scale, massing and appearance of the development is of a high standard of design and layout (3) are locally distinctive and respect the character of the surrounding area (4), the use of high standards of building materials, finishes, and landscaping (5) retention of existing important landscapes and natural features such as trees, hedges, banks and watercourses (6), ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy (7) , incorporate convenient, safe and visually attractive areas of parking of vehicles, cycles and storage of bins and recycling facilities (8), incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on site (9), and make a clear distinction between the public and private spaces within the site (11).
- **Policy 34: Cultural and Heritage Assets** – This policy sets out that applications will be required to make reference to the significance of the asset, reflect best practice guidance by English Guidance and Conservation Area Character Statements, make a positive contribution to the character and distinctiveness of the area and reinforce the special character of the district’s historic environment. It also requires development to preserve and ensure clear legibility of building forms and settings and retain and improve the setting of historic assets.
- **Policy 35: Climate Change** - This policy sets out measures which should be used to mitigate the effects of climate change including improved energy efficiency in new developments (2), use of decentralised, renewable and low carbon energy systems (3) and use of patterns of development which reduce the need to travel and encourage sustainable forms of transport (4). This policy also requires development to be ‘designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district’s landscape’. Measures to achieve this include provision of appropriate flood storage capacity (1), the use of green infrastructure and dual use SUDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration (2), use of measures that promote conservation of water and/or grey water

recycling (3) and use of site layout, design measures and construction techniques that provide resilience to climate change (4).

- **Policy 36: Appropriate Energy Use** - The policy requires all development to contribute to clean, efficient energy based on lean, clean and green hierarchy, compliance should be demonstrated in submitted Energy Statements. Residential developments in Heat Priority Areas of the strategic development locations will be expected to connect to district heat networks where they exist or incorporate necessary infrastructure for future connections. Lastly, heating and cooling systems should accord with the policy hierarchy.
- **Policy 37: Sustainable Construction** - Proposals must seek to improve the sustainability of development. Delivering sustainable design, development should incorporate the following measures subject to the type and location of development: maximise energy efficiency, use of decentralised renewable and low carbon energy (1), limit water use to 110 litres/person/day (2); use design measures to minimise vulnerability to flooding and heatwave events (3); design to encourage the use of natural light and ventilation (4); design to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport (5), minimise construction and demolition waste and utilise low-impact materials (6), be flexible to allow future modification of use or layout (7) and incorporate measures which enhance the biodiversity value of development (8).
- **Policy 38: Flooding** - The use of Sustainable Drainage Systems (SUDS) is encouraged through this policy to manage surface water and flooding. Utilising drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.
- **Policy 41: Parking** - Policy requires adequate parking and facilities to be provided to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired (2).

6.7 The assessment of the proposals against the above policies is set out in Section 7.

Emerging Planning Policy

6.8 The Council commenced a review of its Local Plan in 2018. The Regulation 18 consultation was held in February/March 2020. The Council resolved to undertake Regulation 19 consultation on the submission version Local Plan from January to March 2024. The Horsham District Local Plan 2023-2040 was submitted for examination in July 2024. The Stage 1 examination hearings

took place in December 2024, which after two days were paused by the Inspector. The Inspector wrote to the Council in April 2025 recommending that the Plan be withdrawn due to the housing requirement falling short when assessed against the standard method.

- 6.9 In January 2026, a new Inspector was appointed with new examination hearings scheduled for late April 2026 to identify a housing requirement for the emerging Local Plan. The Council have set out this will likely require the identification of further site allocations in Summer 2026 and therefore the Plan can only currently carry limited weight in decision-making in the District.

7 Case for Development

- 7.1 The principle of the strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of detail are to be considered or as required specifically by condition.

Consistency with OPP Parameters

- 7.2 Condition 2 of the OPP requires that the detailed design of the development proposed through Reserved Matters applications 'shall have regard to, and broadly accord with, the principles set out in the following parameter plans and supporting documents'. The Parameter Plans are:
- Land Use (drawing reference 2153A-100Q as amended through the C2 S96A, LPA reference DC/24/0876)
 - Movement and Access (Drawing No. 2153A-103 Rev S as amended through the C2 S96A, LPA reference DC/24/0876)
 - Green Infrastructure (Drawing No. 2153A-105 Rev R as amended through the C2 S96A, LPA reference DC/24/0876)
 - Density (Drawing No. 2153A-101 Rev P as amended through the C2 S96A, LPA reference DC/24/0544)
 - Buildings and Height (Drawing No. 2153A-102 Rev S as amended through the C2 S96A, LPA reference DC/24/0544)
- 7.3 The land within which these proposals are located is identified as residential on the Land Use Parameter Plan (100Q). The density is shown on the Density Parameter Plan (101P) as: up to 40 dwellings per hectare either side of the majority of the central internal road through the Site and a portion of land on the western side; up to 30 dwellings per hectare in a middle western section and north-eastern section; with up to 20 dwellings per hectare on a portion of land to the east.
- 7.4 The Building Heights Parameter Plan (102S) sets out the building heights which are up to 3-4 storeys (approx. 16m) on majority of the RM Area either side of the central internal road. There are building heights of up to 2.5 storeys (approx. 12m) on the north-western side of the central internal road and further west, with a portion of the RM Area on the eastern side. On the north-eastern side of the central internal road there is an area of up to 2 Storeys (approx. 10m).

- 7.5 The Green Infrastructure Parameter Plan (105R) identifies attenuation ponds with natural greenspace to act as a buffer to the Ancient Woodland on the eastern boundary. In the north-eastern corner there is a Neighbourhood Play Area with natural greenspace around it along with a spine of natural green space running east-west.
- 7.6 The Movement and Access Parameter Plan (103S) identifies that there is a proposed secondary street running along the centre of the parcel.
- 7.7 The proposed works, for which Reserved Matters approval is sought, comprise 278 residential dwellings in compliance with the Land Use Parameter Plan. The overall proposed density of circa. 33dph is in broad accordance with the Parameter Plan, with a higher density focused around the Secondary Street with the apartment buildings before reducing down to the edges of the RM Area.
- 7.8 The maximum building height proposed is up to 3 storeys, which also focuses along the main Secondary Street, with these heights tapering out to the edges of the RM Area, also in broad accordance with the Parameter Plan.
- 7.9 The landscape scheme has been developed with landscaping on the eastern boundary to create a natural buffer to the Ancient Woodland. In the north-eastern corner there is a Local Landscape Area for Play with attenuation pond and natural greenspace along with a spine of natural green space running east-west along the northern boundary of the RM Area.
- 7.10 The proposals provide connections to the Secondary Street as shown on the Movement & Access Parameter Plan, with this Secondary Street in the general location shown under the Parameter Plans.
- 7.11 The proposals are therefore in broad accordance with the approved parameters and therefore in compliance with Condition 2 and as assessed through the ES. Details of compliance with the Design and Access Statement submitted in support of the OPP and the Landscape and Visual Impact Assessment contained within the ES and subsequent reports/assessments prepared pursuant to conditions of the OPP are set out in the Compliance Document (June 2026).

Matters of Detail

7.12 The matters of detail for the proposals for RM Area 12 comprise:

- Housing: Mix, Tenure and Quality;
- Design;
- Parking;
- Energy and Sustainability;
- Drainage – Surface Water and Foul;
- Trees;
- Landscape;
- Ecology;
- Heritage;
- Air Quality; and
- Water Neutrality

Housing: Mix, Tenure and Quality

7.13 The Applicant is proposing a mixed tenure development comprising 80 privately rented homes, 59 affordable homes (split between affordable rent and shared ownership) and 139 market homes. This includes one-bed and two-bed apartments, two-bed, three-bed, four-bed and five-bed houses. All of the homes are proposed to be modular construction and designed to achieve the Nationally Described Space Standards. All homes have access to dedicated private amenity space in the form of a garden, balcony or terrace of generous proportions and the layout has been developed to provide garden depths of circa 10 metres to ensure good levels of separation between directly facing habitable rooms for privacy purposes as well as adequately sized garden areas.

7.14 A separate Housing Statement (June 2026) has been prepared and is submitted in support of this RM Application. This sets out the different tenures proposed, how the proposed mix responds to the S106, HDPF and latest evidence of housing need and affordability for the affordable tenures.

7.15 The scheme results in a high-quality development that will make a valuable contribution to the local housing supply in terms of the variety of tenures and mix of dwellings of different sizes and types as well as being designed to ensure high levels of amenity for future residents in accordance with Policies SD1, 16 and 32 of the HDPF and the NPPF.

Design

- 7.16 RM Area 12 is bordered by educational land (Bohunt School) to the west (forming part of the wider strategic allocation at Mowbray). To the north of the RM Area, residential development is proposed through RM Area 13 (which also forms part of the wider strategic allocation at Mowbray within Phase 2). RM Area 13 will form a separate RM Application but will interlink with the proposed east-west green infrastructure within the north of RM Area 12. To the south lies existing green infrastructure and to the east, Castle Copse Ancient Woodland, all of which have influenced the design of the proposals.
- 7.17 The Phase 2 Design and Landscape Strategy (DLS) identifies RM Area 12 as within the Northern Neighbourhood comprising homes organised along a central spine road and divided into two Character Areas by a green central corridor. The DLS sets out that: *“The Northern Neighbourhood will consist of a network of small streets and lanes set on the hill. Crossing the hedgerow north of Bailey Road, the southern part of the neighbourhood will feature a gateway marked by a SuDS element, a gently curving spine road, and a part of buildings design to frame the entrance to the neighbourhood.”* (page 93).
- 7.18 RM Area 12 is located within the Castle Copse Lanes Character Area. This Character Area is identified as *“located in the lower area of the Northern Neighbourhood, will be denser than its neighbouring character area. Its name and character are shaped by the surrounding context, with curving streets and lanes that follow the natural topography and integrate with nearby landscape features. Influenced by the adjacent copse and the proximity of the Scheduled Monument...the area will offer views of the copse and surrounding woodlands. These views will be framed from the local green space situated between the two character areas.”* (page 96).
- 7.19 The proposals for RM Area 12 have been developed to positively respond to the surrounding context with a gentle curving Secondary Street running through the centre of the RM Area with marker buildings framing the entrance. The residential development integrates with the nearby landscape features with views of the Scheduled Monument framed by the local green space and views of the Copse and surrounding woodlands. The Secondary Street is lined with trees with the residential development creating a sense of rhythm with varied housing types, as envisaged through the DLS.
- 7.20 The materiality of RM Area 12 has also had regard to the surrounding context, through the use of red tones of brickwork and detailing on landmark buildings to create a focus and interest. The layout has been designed so it is legible and focuses on key green spaces such as the east-west landscape corridor while also being practical through appropriate locating of services such as bin and cycle stores for residents in the apartment buildings while keeping these out of sight of public spaces.

- 7.21 Full details of how the proposals have been designed to accord with the DLS alongside other key design documents are set out in the submitted Compliance Design Document (June 2026) and the Design and Access Statement (June 2026).
- 7.22 The proposals will provide a place that responds to the character of the area, with a high quality design and an appropriate transition to the landscape buffers, according with Policies SD1, SD7, 32 and 33 of the HDPF and the NPPF.

Parking

- 7.23 The HDPF sets out the Council's approach to parking which centres around the need to ensure there are adequate parking facilities to meet the needs of anticipated users with consideration given to cycle parking. West Sussex County Council (WSCC) provides further parking advice within its 'Guidance on Parking at New Developments' (2020) document.
- 7.24 RM Area 12 is located in Parking Behaviour Zone (PBZ) 2, for which the following WSCC standards apply:

Table 7.1: Residential Parking Demand (spaces per dwelling):

Number of Bedrooms	Number of Habitable Rooms	Spaces Required (PBZ2)
1	1 to 3	1.4
2	4	1.7
3	5 to 6	2.1
4+	7 or more	2.7

- 7.25 In respect of visitor parking, paragraph 5.8 of WSCC's guidance states that 0.2 spaces should be provided per dwelling where less than half of the total parking provision is unallocated.

- 7.26 The Transport Statement (June 2026) submitted in support of this RM Application confirms the scheme will provide a total of 600 car parking bays, broken down as 545 allocated (either on-plot, on-street or in courtyards) and 55 visitor parking spaces.
- 7.25 This proposed parking provision slightly exceeds the requirements of WSCC's guidance. However, given the suburban location of the development, this would prevent parking from overspilling onto the surrounding roads and is considered appropriate.
- 7.26 WSCC guidance sets out that for 2026, 53% of proposed parking spaces should provide an active electric vehicle charging point, with remaining spaces providing passive provision for the potential of upgrades in future. The proposed development will include one electric vehicle charging point for each plot, which is above the target set by WSCC for the current year.
- 7.27 Cycle parking is provided in accordance with WSCC Guidance as set out in the Transport Statement (June 2026). Cycle parking will be provided in garages (for dwellings which have them) and sheds/stores within the rear gardens for all other dwellings, the further details of which can be secured via planning condition if required. Dedicated secure cycle stores are provided within the apartment buildings within easy access for all residents.
- 7.28 The proposed parking arrangements are therefore in accordance with Policy 41 of the HDPF and the WSCC standards.

Energy and Sustainability

- 7.29 The HDPF requires measures to be incorporated to ensure development is sustainable, utilises sustainable construction methods and is designed to be able to adapt to the impacts of climate change (Policies 35 and 37). In terms of energy consumption, all development should contribute to clean, efficient energy based on lean, clean and green hierarchy, compliance should be demonstrated in submitted Energy Statements (Policy 36).
- 7.30 An Energy Strategy Statement (May 2026) has been prepared by Briary Energy. A fabric first approach will secure a site average fabric efficiency of 3.80% and Air Source Heat Pumps will be used instead of gas boilers.
- 7.31 The Energy Strategy Statement follows the Be Lean fabric targets including Be Clean and Be Green measures and the SAP assessment of the proposed house types demonstrate the development will achieve a site average DER figure of 4.34. The improvement in carbon emissions (DER) over the baseline (TER) represents an estimated average carbon emissions reduction (DER/TRER) across the site of 63.43%. This provides for a highly energy efficient and

sustainable development to achieve an improvement of Building Regulations standards or better, over Part L1 2021 standards.

- 7.31 In terms of sustainability, the proposals have been designed to mitigate the effects of climate change, including through the choice of construction materials and method of construction, ensuring reduced consumption of primary resources, as well as water conservation and water efficiency measures in accordance with Policy 35, 36 and 37 of the HDPF and NPPF.

Drainage – Surface Water and Foul Drainage

- 7.32 The HDPF requires new development to be designed so that it can adapt to climate change and reduce vulnerability to, inter alia, flood risk through the provision of appropriate flood storage capacity and use of green infrastructure and Sustainable Drainage Systems ('SUDS') to reduce run-off and provide wildlife habitat (Policies 35 and 38).
- 7.33 The Drainage Statement (June 2026) by Glanville submitted to support the RM Application (pursuant to condition 54 of the OPP) will utilise SUDS on site and connect to the already constructed strategic drainage network for the Mowbray development in line with the approved site-wide surface water drainage strategy (approved pursuant to OPP Condition 17, LPA ref. DISC/19/0214). The proposals include the storage of surface water within the approved Bailey Road Extension basin and the 3no. proposed basins which will be constructed as part of the RM Area 12 and RM Area 13 proposals (1no. of which is within RM Area 12). These will be discharged at a suitable rate, as fully set out within the Drainage Statement.
- 7.34 The submitted Drainage Statement (June 2026) also provides details of the foul drainage infrastructure pursuant to condition 55 of the OPP. The foul network is proposed to connect into to the wider strategic network with the foul water sewers designed so that they have sufficient capacity to accommodate the flows.
- 7.35 The proposals will provide appropriate foul and surface water drainage to accommodate the development and is considered to comply with Policy 38 of the HDNP and the NPPF.

Trees

- 7.36 The HDPF seeks to protect existing 'green infrastructure' through Policies 25 and 31. Policy 33 sets out a presumption in favour of retaining existing important landscape and natural features such as trees.
- 7.37 The OPP was supported by a Broad Arboricultural Development Statement (2016). This included a site-wide tree survey and set out measures to protect any trees to be retained and

key principles including that all '*high quality and moderate quality trees, groups of trees and woodland shall be retained wherever possible*' (paragraph 6.3).

- 7.38 Condition 16 of the OPP requires a plan of all trees within the relevant part of the Site and protection measures, with Condition 52 requiring a tree survey, arboricultural implications assessment and method statement to be submitted with each application for Reserved Matters approval. Both of these documents/drawings have been submitted as part of this RM Application.
- 7.39 The Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (June 2026) by David Jarvis Associates/Duckworths Arboriculture Ltd demonstrates that the majority of hedgerows will be retained as part of the development proposals and all trees will be retained. The only removals will relate to parts of hedges G006, G015 and G023 to facilitate the access roads. The removal of parts of these hedgerows have been carefully considered and the AIA and AMS confirms that the route for the roads had been chosen to have the least impact possible.
- 7.40 The proposals will only result in minor incursions into the RPAs of 3no. Oak trees (T010, T014 and T024) however in these cases a no-dig and/or low-dig method of construction for the footpath and road will be used. The submitted AIA and AMS confirm that the encroachment into the RPAs for these trees are acceptable under BS:5837 2012 and as such, will ensure the retention of these trees.
- 7.41 The proposals will retain all the trees within RM Area 12 and will ensure the majority of the hedgerows are retained, in accordance with the OPP and Policy 25, 31 and 33 of the HDPF and the NPPF.

Landscape

- 7.42 Protecting, conserving and enhancing the landscape and natural environment are key tenets of HDPF Policy 25. Through the site allocation and subsequent OPP, it is accepted that the landscape of the Site will change, however the submitted Design and Access Statement (June 2026) and Landscape and Ecological Management Plan (LEMP) demonstrate how the scheme retains as many landscape features as possible and takes advantage of the existing site characteristics in the future development.
- 7.43 The landscaping for the RM Area has also been designed with the Phase 2 DLS in mind and intends to be read as one comprehensive landscaping scheme that respects existing landscape

features (such as the Ancient Woodland to the east of the RM Area) while also creating new landscapes within the residential setting.

- 7.44 The planting proposals incorporate a variety of different species across the scheme that respond to the landscape character of the area, while also providing interest within the street scene. Following input from the Applicant's ecologist, specific species such as pollinator and nectar rich planting, are included within the planting mix having regard to the specific wildlife present within the wider strategic site and as such, promoting biodiversity in accordance with the aspirations set out within the OPP.
- 7.45 The proposals also include tree planting along the Secondary Street in accordance with the DLS, and a large area of green infrastructure in the northern part of the RM Area which will include the LLAP.
- 7.46 The proposed LLAP has been carefully designed to reflect the aspirations of the DLS. It will provide a safe place to play while also being highly landscape led in its design with natural timber play equipment and an organic layout which encourages natural play as part of the recreational route through the RM Area. It is considered the proposed LLAP would also be a focal point for both RM Area 12 and RM Area 13, promoting community cohesion within these RM Areas but also creating a destination for neighbouring future RM Areas.
- 7.47 The landscaping proposals will ensure the development will create a high quality, green and verdant space while also contributing to biodiversity, complying with the Phase 2 DLS, Policy SD1, 25, 31, 32, 33, 35 and the NPPF.

Ecology

- 7.48 HDPF Policies 25 and 31 seek to ensure new developments maintain, enhance and create new green infrastructure and ecological networks, to ensure no net loss of wider biodiversity, and to provide biodiversity net gain where possible.
- 7.49 The RM Area 12 specific Ecological Mitigation and Management Plan (June 2026, 'EMMP') by CSA is submitted as required by OPP Condition 49 and is consistent with the phase-wide EMMP. The submission also includes a Landscape and Ecological Management Plan (June 2026, 'LEMP').

- 7.50 The EMMP confirms the avoidance, mitigation, management and enhancement proposals to be provided for the development. The enhancement measures include bird and bat boxes as well as log piles located in appropriate locations along the eastern boundary in accordance with the DLS and Phase 2 EMMP.
- 7.51 The proposals also include measures to promote wildlife and green infrastructure, through: planting of new neutral grassland with knee rails along Ancient Woodland buffer to prevent degradation in the buffer; protection of retained hedgerows and planting of additional hedgerows along roadside verges; addition of pond planting around the basin; and with all vegetation clearance undertaken under supervision of an Ecological Clerk of Works.
- 7.52 In addition, the proposed protection of the buffer to the Ancient Woodland through knee railings and fencing will ensure this area remains of limited access to future residents, safeguarding this habitat.
- 7.53 The proposals also include a sensitive lighting scheme which would ensure the ecological corridors are respected and the proposed green infrastructure will be appropriately managed for a range of species through the EMMP and LEMP.
- 7.54 The proposals will ensure the development will suitably mitigate any loss of habitat with new opportunities provided for wildlife through the comprehensive planting scheme and ecological enhancements, in accordance with Policy 25 and 31 of the HDPF and the NPPF.

Heritage

- 7.55 The submitted Heritage Statement by Wessex Archaeology (May 2026) sets out the archaeology and heritage considerations for RM Area 12 and confirms that conditions relating to archaeology within Phase 2, including RM Area 12, have been discharged.
- 7.56 In relation to the 'Castle' moated Scheduled Monument a Heritage Asset Management Plan (HAMP) and interpretation board was submitted to HDC and discharged on 4 July 2024 (DISC/24/0123). This intended to improve public awareness and appreciation of the monument.
- 7.57 The submitted Heritage Statement confirms that the proposals for RM Area 12 have taken into account the requirements of the HAMP which include safeguarding the aspects of the Scheduled Monument which contribution to its significance. The proposals include a large landscape buffer along the eastern edge of RM Area 12 alongside an area of public open space within the northern part of the RM Area which will provide an appropriate buffer and backdrop to the Monument, in accordance with the HAMP. In addition, the proposals fall within the

parameters already approved by the OPP, and as such, comply with Policy 34 of the HDPF and the NPPF in this regard.

Air Quality

- 7.58 The impact of the strategic development on air quality and impact of air quality on future residents was assessed through the ES that supported the OPP (Chapter 15). This identified the nearest Air Quality Management Area ('AQMA') to the Site to be in Cowfold circa 14km away. No new AQMAs have been designated since approval of the OPP. In relation to the strategic development, the ES concludes that *'With the proposed inherent and additional mitigation, there will be negligible/ not significant air quality effects with this scheme'* (paragraph 15.9.3). The proposals for RM Area 12 are in accordance with the parameters tested through the ES, therefore, it does not give rise to additional impacts on air quality to warrant further assessment/ review as part of this RM Application given the 'negligible/not significant' effects identified through the ES.

Water Neutrality

- 7.59 In light of Natural England and Horsham District Council announcements, water neutrality is no longer required in Horsham and as such, developments do not need to demonstrate water neutrality. Notwithstanding this, a water usage condition to limit water usage to 110 litres per person per day will ensure accordance with Policy 37 of the HDPF and the principle of achieving this for RM Area 12 is set out within the submitted Energy Statement.

8 Conclusions

- 8.1 This application seeks Reserved Matters approval for 278 homes on RM Area 12 of the Mowbray development alongside car and cycle parking, play area, drainage, internal roads, and associated infrastructure.
- 8.2 The proposals broadly accord with the Parameter Plans approved through the OPP (as amended through the C2 S96A, LPA reference DC/24/0876 and C2 S96A, LPA reference DC/24/0544) in respect of land use, density, movement and access, height and green infrastructure and will deliver an attractive, carefully considered residential parcel, with high-quality, energy efficient and sustainable homes.
- 8.3 A suite of supporting and technical assessments accompany this application which demonstrate that the proposals are deliverable and accord with approved site-wide and phase-wide strategies including in respect of drainage, ecology, internal roads and connectivity and construction management. The proposals have been designed having regard to the OPP DAS and LVIA and the Phase 2 DLS (Condition 8) to ensure that the vision of creating high-quality residential areas is realised. The layout allows for a high-quality landscape scheme where tree planting has been optimised and allows for the proposals to integrate with, and benefit from, the existing and proposed landscape setting.
- 8.4 278 homes with a variety of mix and tenure will make a valuable contribution to the quantum of homes to be provided within Phase 2 of the Development and will meet the specific needs of the local community, providing variety in the local housing stock.
- 8.5 The proposals are considered to accord with local and national policy and will contribute to the high quality environment created within the wider Mowbray development.