



Mowbray Phase 2 – RM Area 12



**Reserved Matters Application
Housing Statement**

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

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1 INTRODUCTION & OVERVIEW

- 1.1 Mowbray benefits from outline planning permission approved subject to conditions on 1 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 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.’

- 1.2 Reserved Matters approval is being sought for all Reserved Matters related to the residential development of Reserved Matters Area (‘RM Area’) 12 (as per the RM Area Plan reference 34854-S22 Rev E approved through application DISC/26/0093). RM Area 12 is located within Sub Phase 2A as shown on the Phasing Plan approved pursuant to the OPP (reference 2153A-507E).

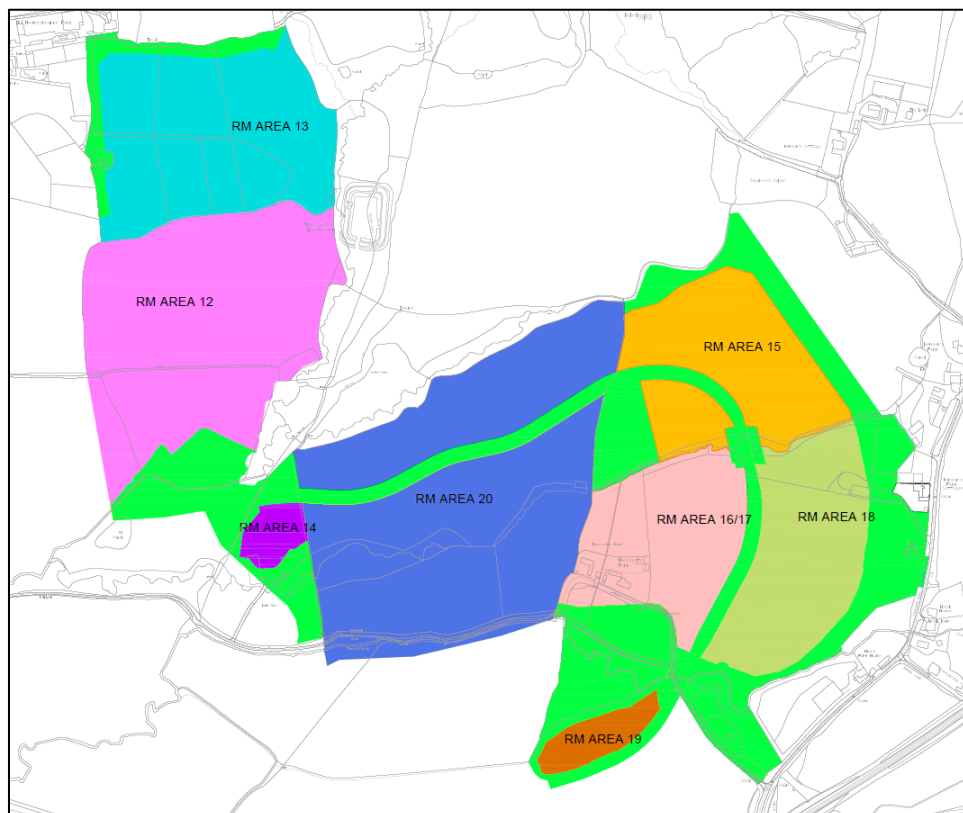


Figure 1: Extract from Phase 2 RM Areas Plan (reference 34854-S22 Rev E)

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- 1.3 Approval is sought for 278 homes, along with landscaping, parking, highways works, drainage and the Local Landscaped Area of Play ('LLAP'). This includes all matters reserved pursuant to Condition 5 of the OPP (access, landscaping, scale, layout and appearance).
- 1.4 This Housing Statement is submitted in support of the proposals for RM Area 12 and provides details of the tenure of the new homes, size mix and compliance with the OPP s106 and latest Horsham District Council evidence base (where relevant).



2 DESCRIPTION OF DEVELOPMENT

2.1 Reserved Matters approval is sought for residential development of 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.’

2.2 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 dwelling size mix and tenure:

TABLE 1: Proposed Mix by Tenure

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

- All homes will meet minimum internal space standards as per the Nationally Described Space Standards.
- Carbon reduction through Air Source Heat Pumps and improved fabric efficiency measures.
- Provision of 600 residential parking spaces, 545 allocated either on-plot, on-street or in courtyards and 55 visitor parking spaces.
- One electric vehicle charging point for each plot, greater than the 53% required for 2026 under WSCC guidance.



- Footways provided on tertiary streets. Other streets provided with a shared surface.
- Cycle parking provided in garages (dwellings which have them) and sheds/ stores within the rear gardens for all other dwellings. Dedicated secure cycle stores are provided within the apartment buildings.
- Bins to be stored in communal stores for the apartment blocks and in the 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 with buffer to the Ancient Woodland to the east.
- Biodiversity enhancements including the provision of bird and bat boxes.



3 S106 OBLIGATIONS

- 3.1 The OPP was accompanied by a section 106 agreement dated 1 March 2018 ('the s106'). The s106 sets out various provisions in respect of housing that future applications for reserved matters approval for residential units are required to comply with. For affordable homes and private rented units, the relevant provisions are as follows:

Private Rented Units

- 3.2 The s106 requires that *'not less than 200 Housing Units in Phase 1 shall be provided as Private Rented Units and that such Private Rented Units shall be Completed as part of one of the Reserved Matters Areas forming part of the Phase 1 of Development'* (Schedule 3, Part 5, paragraph 1). This is unless it is agreed with the Council that not less than 120 Housing Units in Phase 1 are provided as Private Rented Units with not less than 80 provided in Phase 2 (Schedule 3, Part 5, paragraph 3 (3.1 and 3.3)). In short, either a minimum of 200 Private Rented Units are provided in Phase 1 or a minimum of 120 are provided in Phase 1 with 80 in Phase 2.

- 3.3 A mix is provided in the s106 for the Private Rented Units. However, the s106 states that this mix may be amended *'either by the Owners through the approval of the Reserved Matters Application or by the District Council to reflect the current District Council's Strategic Housing Market Assessment...'* (Schedule 3, Part 5, paragraph 4). The mix included at paragraphs 4.1 to 4.3 of the s106 is as follows:

- One-beds: 90
- Two-beds: 102
- Three-beds: 8

- 3.4 This equates to a percentage split of 45% one-beds, 51% two-bed and 4% three-beds.

Affordable Homes

- 3.5 For Phase 2, the s106 requires 21.1% of the total number of Housing Units within the Phase to be provided as affordable (Schedule 3, Part 1, paragraph 1.1) at a split of 14.4% affordable rent, 0.3% shared ownership and 6.4% discount market (Liberty Phase Tenure Mix definition, page 52).



3.6 A Baseline Mix for the affordable housing units is provided within the s106 (definition, pages 49-50). This is to be achieved on Liberty Land across the strategic site and '*where practicable reflected within each Reserved Matters Area*'. The Baseline Mix is as follows:

- One-bed apartments: 13.3%
- Two-bed apartments: 25%
- Two-bed houses: 39.7%
- Three-bed houses: 14.3%
- Four-bed houses: 6.9%
- Five-bed houses: 0.8%



4 HOUSING PROPOSALS

- 4.1 The following section provides details of the housing proposals, compliance with the s106 and, where relevant, the Council's latest evidence of housing need.

Private Rented Units

Quantum

- 4.2 It has been agreed with the Council through the approval of the Reserved Matters Parcel Plan (HDC reference S106/19/0013) that no less than 120 units in Phase 1 will be provided as Private Rented Units with the remaining 80 within Phase 2 in accordance with the s106.
- 4.3 This RMA seeks to deliver 80 homes as Private Rented Units. This accords with the provisions of the s106 in terms of quantum (i.e. 80 homes in Phase 2) and also the location of all of the Privately Rented Units within a single RM Area.

Mix

- 4.4 For the Phase 1 Private Rented Units, the focus was on mid-sized (two-/ three-bed) houses suitable for families. This was agreed through the RMA for RM Area 7 as allowed for in the s106. For the Phase 2 Private Rented Units, it is intended to focus on smaller, predominantly flatted, rental properties to provide variety and differentiate this from those under construction in Phase 1. Table 2 below compares the proposed mix to that provided for in the s106:

TABLE 2: Private Rented Units/ s106 Comparison

Unit Size	s106 PRU (as %)	Target	Proposed	Comparison to s106
One-bed	45%	36	37	+1
Two-bed	51%	41	42	+1
Three-bed	4%	3	1	-2
TOTAL		80	80	

- 4.5 The proposed mix of Private Rented Units broadly reflects the proportional split between one and two-beds in the s106. Whilst the proportion of three-bed homes is slightly below the 4% in the s106, there are significantly higher proportions of three-bed houses being provided for private rent in Phase 1 (RM Area 7) which balance provisions across Mowbray as a whole.



Affordable Homes

Quantum

- 4.6 59 homes within RM Area 12 are proposed as affordable homes. This equates to 21.2%, marginally exceeding the 21.1% required by the s106 owing to rounding up.

Tenure Split

- 4.7 The tenure split of 14.4% affordable rent, 0.3% shared ownership and 6.4% discount market sale, as required by the s106, will be achieved. This equates to 40 affordable rented homes, one shared ownership and 18 discount market sale homes.

Mix

- 4.8 The s106 includes a Baseline Mix for the affordable homes. The proposals broadly accord with the Baseline Mix as follows:

TABLE 3: Affordable Mix/ s106 Comparison

Unit Size	s106 Baseline Mix	Target	Proposed	Comparison to s106
One-bed apartment	13.3%	8	8	P
Two-bed apartment	25%	15	17	+2
Two-bed house	39.7%	23	22	-1
Three-bed house	14.3%	8	8	P
Four-bed house	6.9%	4	4	P
Five-bed house	0.8%	1	0	-1
TOTAL		59	59	

- 4.9 The proposed mix for the affordable homes exactly aligns with the s106 Baseline Mix for one-bed apartments and three-bed and four-bed houses. Two additional two-bed apartments and one less two-bed house are proposed compared to the Baseline Mix. However, this remains very close to the target mix.
- 4.10 The percentage requirement for five-bed affordable homes across Mowbray is low, equating to approximately two homes in Phase 2 (assuming 1,000 homes in total). It is envisaged that this requirement will be met on lower density RM Areas in the eastern part of Phase 2.
- 4.11 The s106 does not split the Baseline Mix by tenure. It is envisaged that this will be refined and agreed with the LPA during the determination stage of the RMA.



Market Housing

- 4.12 Neither the OPP nor s106 provide a target mix for market housing. For Phase 1 residential RMAs, the mix of dwelling sizes was informed by the Council's latest evidence on housing need contained within the Strategic Housing Market Assessment (2019; 'SHMA') and housebuilder's market intelligence. Table 4 below provides a comparison of the target mix in the SHMA with the proposed mix for RM Area 12:

TABLE 4: Market Mix/ SHMA Comparison

Unit Size	SHMA	Target	Proposed	Comparison
One-bed	5%	7	6	-1
Two-bed	30%	42	37	-5
Three-bed	40%	55	71	+16
Four-bed +	25%	35	25	-10

- 4.13 The proposed market mix broadly aligns with the SHMA by providing the largest proportion of homes as three-bed, followed by two-beds and four-bed plus, with the smallest proportion being one-bed apartments. The slightly higher number of three-bed homes and comparatively lower number of four- and five-bed homes is based on market demand and sales rates within Phase 1. Given that the SHMA is now seven years old, it is considered justified to deviate from this to the degree proposed based on market evidence that demand now differs.

