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UNITED KINGDOM

3 March 2026

Project/File: 5277/A5/JT

via Email

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

Dear Jason,

Reference: Application for Discharge of S106 Obligations of Outline Planning Permission reference DC/16/1677: Phase 2 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 in relation to Phase 2 of the Outline Planning Permission for Mowbray (LPA reference DC/16/1677; the 'OPP') seeking approval of the Phase 2 Reserved Matters Areas Plan.

Background

The OPP granted 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:

Prior to:-

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

1.1. 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***

A Phase 2 Areas Plan has previously been discharged pursuant to an application to discharge Condition 7 of the OPP under LPA reference DISC/24/0033 (dated 9 April 2024) and the S106 obligation under LPA reference S106/24/0004 (dated 16 May 2024). This submitted Reserved Matters Areas Plan (34854 S22 E) has been amended as follows:

- Includes the whole of Sub-Phase 2D and excludes the area falling within the Sports Hub Sub-Phase and other minor boundary adjustments to more closely align with the Phasing Plan (2153A - 507E) approved as part of the OPP.
- Absorbs infrastructure approval areas into Reserved Matters Areas 12 and 13
- Provides for the Strategic Landscape Buffer wrapping around the eastern boundary of Sub-Phase 2C (RM Areas 15 and 18). The Strategic Landscape Buffer will come forward as a standalone application in broad accordance with the approved OPP parameters

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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.

RM Area	Approximate No. of Homes (max)	Percentage Affordable	Tenure Split	Private Rent Units	Custom & Self Build
12	290	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	80	0
13	158	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	0
14	19	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	0
15	124	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	0
16	103	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	0
17	9	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	0
18	130	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	20
19	38	21.1	Affordable Rent: 14.4 Shared Ownership: 0.3 Discount Market: 6.4	0	0

The enclosed RM Parcel Plan anticipates overall housing delivery within Phase 2 Libert Land to be a maximum of 871 units.

Donor Land

Donor Land is defined in the S106 Agreement as:

“means areas to be identified and located in Phase 2 and Phase 3 within the Liberty Land on which the Affordable Housing Units associated with the Constrained TP Land Areas in those respective Phases may be provided and which shall meet the following requirements

- a) be of a sufficient size to accommodate the number of the Affordable Housing Units to be provided on the Donor Land for Phase 2 or Phase 3 (as appropriate)***
- b) be located such that they meet Clustering Requirements***

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Since signing the S106 L&G has secured ownership of all "Constrained Land" as defined in the S106. There is no longer a requirement to demonstrate Donor Land for the Phase 2 Parcel Plan as a result.

Application Submission

This application for the discharge of the S106 obligations of application reference DC/16/1677 comprises the following:

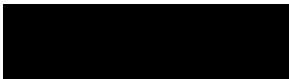
- 01 Application Form (dated 3 March 2026)
- 02 Covering Letter (dated 3 March 2026)
- 03 Reserved Matters Areas Plan Phase 2 (34854 S22 E)
- 04 Plan 10 – Phasing Plan (2153A - 507E)

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)