

15 June 2026

Horsham District Council
Planning Department
Albery House
Springfield Rd
Horsham
RH12 2GB

PC/Let/P2270

Dear Sir / Madam

Ref: Planning Application at Land off Crawley Road, Horsham, Planning Portal reference PP

This covering letter supports an application for the following development at Land at Northlands Lane, Storrington, made on behalf of our clients FCP Land 4 Ltd:

"Outline application, with all matters reserved apart from access, for the phased development comprising: Phase 1 – provision of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 – residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access."

The table below sets out the complete set of submitted drawings and reports.

Drawings	
Drawing Name	Drawing Number
Location plan	2505-PL01 Rev D
Location Plan 2 (Phasing)	2505-PL06
Illustrative Masterplan	2505-PL05
Illustrative Constraints and Opportunities Plan	2505-PL02 Rev H
Illustrative Movement Plan	2126-PL03
Illustrative Parameters Plan	2126-PL04
Landscape Strategy Plan	CSA/7502/104 Rev B

Documents	Consultant and Reference
Air Quality Assessment	Anderson Acoustics: 8605 Second Issue
Archaeological DBA	ASE: October 25 Version 2
Arboricultural Impact Assessment	Arbotrack: May 2026
Design and Access Statement	Paul Hewitt Architects
Ecology Work comprising: • EcIA • BNG Report (Biodiversity Impact Calculation) • BNG Metric • Draft HMMP	The Ecology Co-op • 23rd April 2026 P2400 • 30th April 2026 P2400 • 23rd April 2026 P2400 • 30th April 2026 P2400
Energy and Sustainability Statement	
Civils Work including: • Flood Risk Assessment • Outline Surface Water Drainage Strategy • Soakaway Testing • Groundwater Monitoring	Aqua Terra Consulting: • P25017_R3_REV2 (April 2026) • P25017_R4_REV2 (April 2026) • P25017_R2 (April 2026) • P25017_TN2
Heritage Statement	ASE: October 2025
Landscape and Visual Impact Assessment	CSA Environmental: CSA/7502/01 May 2026
Planning Statement	ECE Planning June 2026
Geo-environmental desk study	Aqua Terra Consulting: P25017_R1_REV2 April 2026
Statement of Community Involvement	Fairthorn: March 2026
Transport Assessment	i-Transport: PH/JO/BD/ITL210257-001 A R
Travel Plan	i-Transport: PH/JO/BD/ITL210257-001 A R

Community Infrastructure Levy

Phase 1 of this development comprises the delivery of the access onto Fryern Road and the internal spine road to be constructed through the adjacent site. This element of the development will be undertaken by others under outline permission DC/24/2006 and the subsequent reserved matters application.

This element of the scheme will not be constructed by the developer of this application. CIL is not therefore chargeable to the applicant or any successors in title on this Phase of the scheme. Furthermore, it would not trigger a commencement of development at this application site for CIL purposes.

Phase 2 relates to development on land within the Applicant's control only, specifically the construction of the proposed (up to) 56 residential units and supporting infrastructure. CIL relating to this application will be chargeable only to development in Phase 2.

An Assumption of Liability Form (Form 1) will be submitted for each phase as relevant, and a Commencement Notice (Form 6) submitted only when each phase begins. CIL will therefore be triggered separately for each phase.

A Location Plan with the two development phases clearly identified has been submitted in support of this application.

Site Area and Application Fee

The two phases of the site (including site access being delivered by others) means the red line area is 7.10 hectares. However, development to be undertaken by the applicant following the grant of outline consent (and subsequent reserved matters) takes place only on Phase 2 land.

The red line area of Phase 2 measures 4.60 hectares. We have based the fee on this Phase 2 land only, totalling £21,086 (including portal administration fee). This fee has been paid by the applicant.

We trust that you have everything you need for validation and to determine the planning application within the statutory timescales. We look forward to hearing from you in due course.

Yours sincerely

ECE Planning



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