

4 August 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

Reference: Application for Approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 - Sub-Phase 2A Strategic Landscape Buffer

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to our submission of an application seeking Reserved Matters approval for the Sub-Phase 2A Strategic Landscape Buffer.

Background

Outline Planning Permission for development of the following description was granted subject to conditions under application reference DC/16/1677 (dated 1 March 2018; the 'OPP'):

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

Condition 5 of the OPP requires:

Details relating to the layout, scale, appearance, means of access and landscaping associated therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.

This application seeks approval of Reserved Matters pursuant to Condition 5 of the OPP as above for works of the following description:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the creation of the Sub-Phase 2A Strategic Landscape Buffer.

Reference: Application for Approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 - Sub-Phase 2A Strategic Landscape Buffer

Application Submission

This application for the approval of Reserved Matters comprises the following:

- 01 Application Form (dated 4 August 2026), prepared by Stantec
- 02 CIL Additional Information Form (dated 4 August 2026), prepared by Stantec
- 03 Covering Letter (dated 4 August 2026), prepared by Stantec
- 04 Planning and Compliance Statement (dated 4 August 2026), prepared by Stantec
- 05 Application Boundary (2898-5-2-32 DR-0001 S5-P2), prepared by David Jarvis Associates
- 06 Landscape Plans, prepared by David Jarvis Associates
 - General Arrangement (2898-5-2-32 DR-0002 S0-P3)
 - Planting Proposals 1 of 3 (2898-5-2-32 DR-0002 S0-P3)
 - Planting Proposals 2 of 3 (2898-5-2-32 DR-0003 S0-P3)
 - Planting Proposals 3 of 3 (2898-5-2-32 DR-0004 S0-P3)
 - Tree Planting Details (2898-5-5-VEG 0001 S5-P6)
 - Tree Planting Details (2898-5-5-VEG 0002 S5-P6)
 - Tree Planting Details (2898-5-5-VEG 0003 S5-P5)
- 07 2A Buffer, Landscape Statement (2898-5-2-32-LS-2001-S5-P1; 23 June 2026), prepared by David Jarvis Associates
- 08 Landscape and Ecological Management Plan (Phase 2) (2898-5-4-LM-2005-S5-P1; 16 April 2026), prepared by David Jarvis Associates
- 09 Landscape Specification (2898-5-4-SP-2005-S5-P1; 22 May 2026), prepared by David Jarvis Associates
- 10 BS:5837 Survey, Arboricultural Impact Assessment & Method Statement (2898-2-17-TD-2003-S5-P1; 27 May 2026), prepared by David Jarvis Associates
- 11 Tree Survey Plan (2898-2-17-2A DR-0001 S5-P1), prepared by David Jarvis Associates
- 12 Sub-phase 2A Strategic Landscape Buffer: Ecological Mitigation and Management Plan (July 2026), prepared by CSA Environmental
- 13 Sub Phase 2A Landscape Buffer RMA Heritage Statement (274790.07; June 2026), prepared by Wessex Archaeology

The application fee of £2,767.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-14952306).

Reference: Application for Approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 - Sub-Phase 2A Strategic Landscape Buffer

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

James Taylor

Planner

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cc. Alex Jones (Stantec)

Mark Wild (L&G)