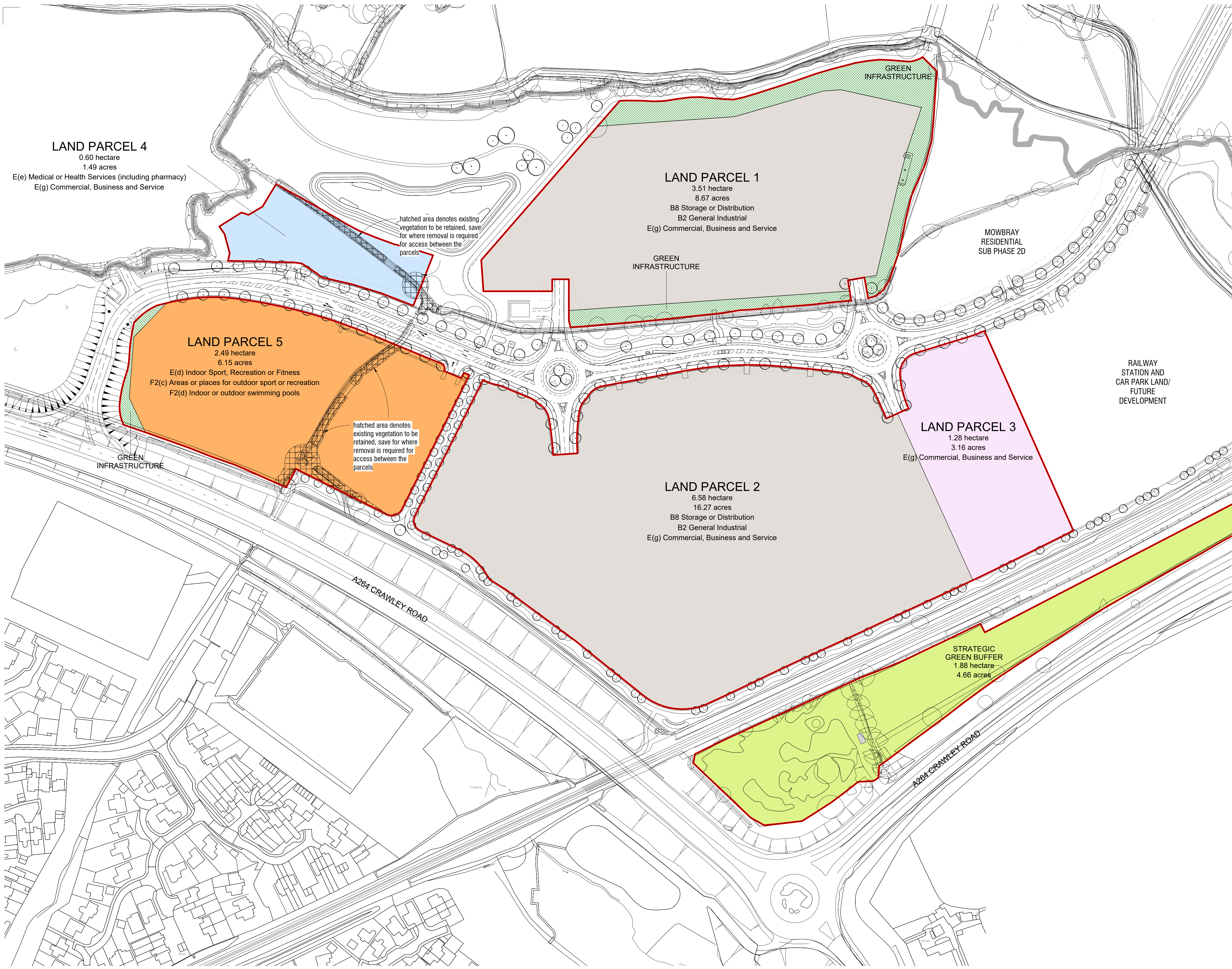


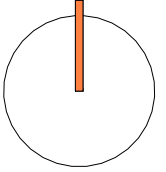
Appendix E

Masterplan Options – Illustrative Layouts and Schedules of Accommodation





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metres 25 50 75 100 125

1:1250

PLANNING APPLICATION RED LINE

LAND PARCEL 4

0.60 hectare

1.49 acres

E(e) Medical or Health Services (including pharmacy)

E(g) Commercial, Business and Service

LAND PARCEL 5

2.49 hectare

6.15 acres

E(d) Indoor Sport, Recreation or Fitness

F2(c) Areas or places for outdoor sport or recreation

F2(d) Indoor or outdoor swimming pools

LAND PARCEL 1

3.51 hectare

8.67 acres

B8 Storage or Distribution

B2 General Industrial

E(g) Commercial, Business and Service

MOWBRAY

RESIDENTIAL

SUB PHASE 2D

RAILWAY

STATION AND

CAR PARK LAND/

FUTURE

DEVELOPMENT

LAND PARCEL 3

1.28 hectare

3.16 acres

E(g) Commercial, Business and Service

LAND PARCEL 2

6.58 hectare

16.27 acres

B8 Storage or Distribution

B2 General Industrial

E(g) Commercial, Business and Service

STRATEGIC

GREEN BUFFER

1.88 hectare

4.66 acres

A284 CRAWLEY ROAD

A284 CRAWLEY ROAD

1

LAND USE PARAMETER PLAN

1 : 1250

P09	Final revisions for planning submission	26.06.17	RC	FJM
P08	Redline revised as per client request following sign-off of drawing	26.06.01	FJM	FJM
20967-SBR-SW-XX-DR-A-00100				
Rev P08.				

Revision	Description	Date	Drawn	Checked
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Checked
f.mesquita

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North Horsham) Ltd

Job Title
MOWBRAY EMPLOYMENT LAND

Drawing Title
PARAMETER PLAN 1
LAND USES

Scale
As indicated @A1

Practice Project No.
20967

Practice Project Code- Originator - Volume - Level - Type - Role - Number
20967-SBR-SW-XX-DR-A-00201

Status	Description	Rev
	FOR PLANNING	P09

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metres 25 50 75 100 125

1:1250

PLANNING APPLICATION RED LINE

MOWBRAY
RESIDENTIAL SUB
PHASE 2D

RAILWAY STATION
AND CAR PARK
LAND/ FUTURE
DEVELOPMENT

A264 CRAWLEY ROAD

A264 CRAWLEY ROAD

P06	Final revisions for planning submission	26.06.17	RC	FJM
P05	Leisure parcel revised	26.04.17	AL	FJM
P04	Final issue for planning	26.04.01	FJM	FJM
P03	Final issue, minor revision to parking	25.11.25	FJM	PH

Revision	Description	Date	Drawn	Checked
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Checked
f.mesquita

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Job Title
MOWBRAY EMPLOYMENT LAND

Drawing Title
OPTION 1 ILLUSTRATIVE
MASTERPLAN

Scale
As indicated @A1

Practice Project No.
20967

Practice Project Code- Originator - Volume - Level - Type - Role - Number
20967-SBR-SW-XX-DR-A-00301

Status	Description	Rev
	FOR PLANNING	P06

20967 MOWBRAY EMPLOYMENT PARK: Option 01 Commercial Office Masterplan Approach

Rev D
Date 23/03/2026

Commerical brief outline consent				
	sqft	sqm	Parking Requirement 1 space per 30/sq.m GIA	
	499,983	46,450	1548	77
Building	Target Brief GIA for Each Building		Target Parking Spaces / Building	5% Accessible Spaces Required
A	94,992	8,825	294	15
B	94,992	8,825	294	15
C	31,000	2,880	96	5
D	23,756	2,207	74	4
E	81,999	7,618	254	13
	30,494	2,833	94	5
F				
G	88,501	8,222	274	14
H	30,494	2,833	94	5
	23,756	2,207	74	4
I				
Total	499,984	46,450	1548	77

check

check Total should be 15 check Total should be 77

Formulas do not delete

Net to Gross Assumption	Cycle Space Requirements BREEAM & BCO	Breeam Occupancy	BCO Occupancy
5% accessible parking sq.m to sq.ft conversion requirement	10,76391 85% NIA is equal to % of GIA	10% 11.1% 11.1% of Total Net Area (NIA)	10% 10% of Total Net Area (NIA)
Warehouse GEA equal to GIA x 103%	Typical B8 Warehouse Occupancy 1 person per 77sq.m GEA	B2 Industrial Occupancy 1 person per 36sq.m GIA 36	
B8 Warehouse up to 50k sq.ft Occupancy 1 person per 55sq.m GIA 55	B8 Warehouse 50k sq.ft to 75k sq.ft Occupancy 1 person per 70sq.m GIA 70	B8 Warehouse up to 100k sq.ft Occupancy 1 person per 80sq.m GIA 80	B8 Warehouse up to 50k sq.ft Occupancy 1 person per 105sq.m GIA 105
		Family Leisure facility Occupancy 1 person per 65sq.m GIA 40	B8 Warehouse up to 50k sq.ft Occupancy 1 person per 120sq.m GIA 120
		Health Centre Occupancy 1 person per 30sq.m GIA 30	

BCO REQUIREMENT NOTES (OFFICE BUILDINGS)	EMPLOYMENT DENSITY GUIDE REQUIREMENTS (WAREHOUSES)
BCO Cycle Parking requirements: 1 space per 10 Staff. 1:10 occupancy. Nia 85% of GIA	Occupancy density for B8 Warehouse (Regional Distribution) 1 person per 77sq.m GEA (GEA equals GIA x 103%)
BCO Occupancy density for an office including reception area is 0.10 of Total Net Area.	Occupancy density for B2 Warehouse (Regional Distribution) 1 person per 36sq.m GIA

BREEAM REQUIREMENT NOTES (OFFICE BUILDINGS)	BREEAM REQUIREMENT NOTES (WAREHOUSES)
Breeam Cycle Parking requirements: 1 space per 10 Staff. 1:10 occupancy. Nia 85% of GIA	Breeam Cycle Parking requirements: 1 space per ?? Staff.
Occupancy density for an office including reception area is 0.111 of Total Net Area.	Occupancy Density is ???

Planning Policy Notes Parking & Cycle Requirements based on GIA			
Use Class	Car Parking (sq.m per space)	Cycle Spaces (sq.m per space)	Visitor Cycle Spaces (sq.m per space)
E Commercial Offices	30	150	500
B2 General Industrial	40	200	500
B8 Warehouse / Storage	100	500	1000

									PARKING PROVISION				CYCLE PARKING PROVISION							
Plot	Building	Use / Storey	Proposed GIA for Each Building		Proposed GEA for Each Building		Approximate NIA for each Building (sq.m)	BREEAM Occupancy Density for Office Building (0.111% of NIA)	BCO Occupancy Density for Office Building (10% of NIA)	Occupancy Density for each Warehouse Building	Required Parking Spaces for Each Building	Actual Parking Spaces Provided for Each Building	Proposed Parking Spaces Difference to Requirement (+ or -)	Required Accessible Parking Spaces for Each Building (5%)	BREEAM (EXCELLENT) CYCLE PARKING REQUIREMENTS Cycle Parking Spaces are 10% of occupancy for Each Building	PLANNING POLICY CYCLE PARKING REQUIREMENTS Cycle Parking Spaces for Each Building			BCO CYCLE PARKING REQUIREMENTS 1:10 STAFF Cycle Parking Spaces for Each Building	
			sqft	sqm	sqft	sqm										STAFF CYCLES	VISITORS	TOTAL		
01	A	3 & 4 Storey Office	84,497	7,850	89,233	8,290	6,673	741	667	0	262	304	42	13	74	52	16	68	67	
	B	3 & 4 Storey Office	84,497	7,850	89,233	8,290	6,673	741	667	0	262	302	40	13	74	52	16	68	67	
02	C1	3 Storey Office	32,389	3,009	34,910	3,243	2,558	284	256	0	100	104	4	5	28	20	6	26	26	
	C2	2 Storey Office	18,446	1,714	20,130	1,870	1,457	162	146	0	57	50	-7	3	16	11	3	15	15	
03	D	3 Storey Office	29,987	2,786	32,327	3,003	2,368	263	237	0	93	94	1	5	26	19	6	24	24	
	E	3 & 4 Storey Office	71,042	6,600	75,024	6,970	5,610	623	561	0	220	240	20	11	62	44	13	57	56	
	F	2 Storey Office	16,280	1,512	17,743	1,648	1,286	143	129	0	50	50	0	3	14	10	3	13	13	
	G	3 & 4 Storey Office	71,042	6,600	75,024	6,970	5,610	623	561	0	220	240	20	11	62	44	13	57	56	
	H	2 Storey Office	16,280	1,512	17,743	1,648	1,286	143	129	0	50	50	0	3	14	10	3	13	13	
	I	3 Storey Office	30,856	2,867	33,295	3,093	2,437	270	244	0	96	94	-2	5	27	19	6	25	24	
04	J	3 Storey Office	14,962	1,390	16,415	1,525	1,182	131	118	0	46	49	3	2	13	9	3	12	12	
	K	3 Storey Office	14,854	1,380	16,254	1,510	1,173	130	117	0	46	50	4	2	13	9	3	12	12	
	L	3 Storey Office	14,854	1,380	16,254	1,510	1,173	130	117	0	46	62	16	2	13	9	3	12	12	
Total			499,984	46,450	533,586	49,572	39,483	4,383	3,948	0	1,548	1,689	141	77	438	310	93	403	395	
			check		check		39,483	Most Onerous Requirement					Main Parking Provision		1,689					
													Current Surplus Parking		141				OVERALL CYCLE PROVISION	531



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metres 25 50 75 100 125

1:1250

PLANNING APPLICATION RED LINE

P06	Final revisions for planning submission	26.06.17	RC	FJM
P05	Leisure parcel revised	26.04.17	AL	FJM
P04	Final issue for planning	26.04.01	FJM	FJM
P03	Final issue, minor revision to parking	25.11.25	FJM	PH

Revision	Description	Date	Drawn	Checked
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Checked
f.mesquita

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Job Title
MOWBRAY EMPLOYMENT LAND

Drawing Title
OPTION 2 ILLUSTRATIVE
MASTERPLAN

Scale
As indicated @A1

Practice Project No.
20967

Practice Project Code- Originator - Volume - Level - Type - Role - Number
20967-SBR-SW-XX-DR-A-00302

Status	Description	Rev
	FOR PLANNING	P06

20967 MOWBRAY EMPLOYMENT PARK: Option 02 Warehouse Masterplan Approach

Rev E
Date 23/03/2026

Commerical brief outline consent			Parking Requirement 1 space per 30/sq.m GIA	
	sqft	sqm		
	499,983	46,450	1548	77
Building	Target Brief GIA for Each Building		Target Parking Spaces / Building	5% Accessible Spaces Required
A	94,992	8,825	294	15
B	94,992	8,825	294	15
C	31,000	2,880	96	5
D	23,756	2,207	74	4
E	81,999	7,618	254	13
	30,494	2,833	94	5
F				
G	88,501	8,222	274	14
H	30,494	2,833	94	5
	23,756	2,207	74	4
I				
Total	499,984	46,450	1548	77

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5%
accessible parking
requirements

10.76391
sq.m to sq.ft conversion

85%
NIA is equal to % of GIA

Cycle Space Rec
BREEAM &
10%

Bream Occupancy

11.1%

11.1% of Total Net Area (NIA)

BCO Occupancy
10%
% of Total Net Area (NIA)

Warehouse GEA equal to
GIA x 103%

Typical B8 Warehouse
Occupancy 1 person per
77sq.m GEA

*B2 Industrial Occupancy 1
person per 36sq.m GIA*

*E(g) Light Industrial / Office
Occupancy 1 person per
10sq.m office or 1 person per
70sq.m Warehouse*

B8 Warehouse up to
50k sq.ft Occupancy 1
person per 55sq.m
GIA
55

*B8 Warehouse 50k sq.ft to
75k sq.ft Occupancy 1
person per 70sq.m GlA*

B8 Warehouse up to 100k
sq.ft Occupancy 1 person
per 80sq.m GIA

*B8 Warehouse up to 150k
sq.ft Occupancy 1 person
per 105sq.m GIA*

*B8 Warehouse up to 200k
sq.ft Occupancy 1 person
per 120sq.m GIA*

Family Leisure facility
Occupancy 1 person per
65sq.m GIA
40

Health Centre Occupancy
1 person per 30sq.m GlA

BCO REQUIREMENT NOTES (OFFICE BUILDINGS)	EMPLOYMENT DENSITY GUIDE REQUIREMENTS (WAREHOUSES)
BCO Cycle Parking requirements: 1 space per 10 Staff. 1:10 occupancy. N/A 85% of GIA	Occupancy density for B8 Warehouse (Regional Distribution) 1 person per 77sq.m GIA (GEA equals GIA x 103%)
BCO Occupancy density for an office including reception area is 0.10 of Total Net Area.	Occupancy density for B2 Warehouse (Regional Distribution) 1 person per 36sq.m GIA

BREEAM REQUIREMENT NOTES (OFFICE BUILDINGS)	BREEAM REQUIREMENT NOTES (WAREHOUSES)
Breem Cycle Parking requirements: 1 space per 10 Staff. 1:10 occupancy. N/a 85% of GIA	<i>Breem Cycle Parking requirements: 1 space per ?? Staff.</i>
Occupancy density for an office including reception area is 0.111 of Total Net Area.	<i>Occupancy Density is ???</i>

Planning Policy Notes Parking & Cycle Requirements based on GIA			
Use Class	Car Parking (sq.m per space)	Cycle Spaces (sq.m per space)	Visitor Cycle Spaces (sq.m per space)
E Commercial Offices	30	150	500
B2 General Industrial	40	200	500
B8 Warehouse / Storage	100	500	1000

Plot	Building	Use / Storey	Proposed GIA for Each Building		Proposed GEA for Each Building		Approximate NIA for each Building (sq.m)	BREEAM Occupancy Density for each Building (11.1% of NIA)	BCQ Occupancy Density for each Building (10% of NIA)	PARKING PROVISION				CYCLE PARKING PROVISION				BCCO CYCLE PARKING REQUIREMENTS 1:10 STAFF Cycle Parking Spaces for Each Building	
										Occupancy Density for each Building Light Industrial / Office Buildings	Occupancy Density for each Building Warehouse Building	Required Parking Spaces for Each Building	Actual Parking Spaces Provided for Each Building	Proposed Parking Spaces Difference to Requirement (+ or -)	Required Accessible Parking Spaces for Each Building (5%)	BREEAM (EXCELLENT) CYCLE PARKING REQUIREMENTS Cycle Parking Spaces are 10% of occupancy for Each Building	PLANNING POLICY CYCLE PARKING REQUIREMENTS Cycle Parking Spaces for Each Building		
			sqft	sqm	sqft	sqm											STAFF CYCLES		VISITORS
01	01	B8 Warehouse & 2 Storey Office	170,471	15,837	175,728	16,326	13,462	0	0	0	132	158	179	21	8	32	16	48	
02	01	B8 Warehouse with 2 Storey Office	42,589	3,957	44,490	4,133	3,363	0	0	0	72	40	49	9	2	8	4	12	
03	01	B8 Warehouse with 2 Storey Office	58,421	5,428	60,717	5,641	4,613	0	0	0	78	54	62	8	3	11	5	16	
	02	B8 Warehouse with 2 Storey Office	58,693	5,453	60,684	5,638	4,635	0	0	0	78	55	60	5	3	11	5	16	
	03	B8 Warehouse with 2 Storey Office	51,709	4,804	53,995	5,016	4,083	0	0	0	69	48	68	20	2	10	5	14	
	04	B8 Warehouse with 2 Storey Office	40,090	3,724	42,067	3,908	3,166	0	0	0	68	37	42	5	2	7	4	11	
	05	B8 Warehouse with 2 Storey Office	34,975	3,249	36,702	3,410	2,762	0	0	0	59	32	32	0	2	6	3	10	
04	01	E(g) 2 Storey Light Industrial / Office	13,341	1,239	14,690	1,366	1,054	0	0	74	0	41	39	-2	0	8	2	11	
	02	E(g) 2 Storey Light Industrial / Office	10,047	938	11,309	1,051	793	0	0	38	0	31	32	1	0	6	2	8	
	03	E(g) 2 Storey Light Industrial / Office	12,233	1,137	13,876	1,261	966	0	0	68	0	38	36	-2	2	8	2	10	
	04	E(g) 2 Storey Light Industrial / Office	10,727	997	11,878	1,103	847	94	85	0	0	33	33	0	2	0	2	11	8
Total			503,298	46,758	525,836	48,852	39,744	94	85	197	555	568	632	64	28	9	107	167	8
			check		check		39,744	Most Onerous Requirement				Main Parking Provision			632			OVERALL CYCLE PROVISION	167
												Current Surplus Parking		64					

	Proposed GIA		Proposed GEA		Approximate NIA (sq.m)	Occupancy Density
OTHER USES	sq.ft	sq.m	sq.ft	sq.m		
Health Centre	20,470	1,902	22,148	2,058	1,617	63
Leisure Facility	57,049	5,300	59,503	5,528	4,505	133
Sub Total	77,519	7,202	81,651	7,586	6,122	196

SUB TOTALS / USE CLASS									
B8 Warehouse		456,950	42,452	474,384	44,072	36,084	555		
E(g) Light Industrial / Office		46,349	4,306	51,453	4,780	3,660	291		
check		503,298	46,758	525,636	48,852	39,744			
Approximate Overall Development Total		580,817	53,960	607,488	56,437	45,866	1,042		
		sq.ft	sq.m	sq.ft	sq.m	sq.m			

Note: Employment land accommodation schedule does not include any development on the retained station land or the residential development on Phase 2C