Horsham District Council

Legal & General
Legal & General (Strategic Land North Horsham) Limited
One Coleman Street
London
EC2R 5AA

Our ref:	DISC/25/0066
Your ref:	Mowbray - Condition 31 part i
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	14th April 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 31(i) to approved application DC/16/1677.

Mowbray Development Site, Old Holbrook, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

31. **Pre-Commencement Condition**: Notwithstanding the indicative off-site highway works drawings submitted with this application, prior to the commencement of the following off-site highway works, full details and specification of those works shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the following timetable:
    i. the highway improvements at the A264 Moorhead Roundabout as shown indicatively on drawing number 25216-5506-014E shall be completed prior to the occupation of the 1,292th dwelling.
    ii. the highway improvements at the A24 Hop Oast Roundabout as shown indicatively on drawing number 25216-5506-016A shall be completed prior to the occupation of the 2,200th dwelling.
    iii. the highway improvements at the Giblets Way Roundabout as shown indicatively on drawing number 25216-5506-017B shall be completed prior to the occupation of the 1,375th dwelling
    iv. the highway improvements at the Crawley Road Roundabout as shown indicatively on drawing number 25216-5506-018A shall be completed prior to the 2,200th dwelling.

    Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval (Part i. ONLY)- 14th April 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Stage 1 Road Safety Audit Response	NONE	26.02.2025
Plans	S106 Highway Works	Mowbray-GLA-S106-Ph2-SK-H-6115 REV P2	26.02.2025
Plans	Visibility Splays	Mowbray-GLA-S106-Ph2-SK-H-6118 REV P1	26.02.2025
Plans	Vehicle Swept Plans	Mowbray-GLA-S106-Ph2-SK-H-6204 REV P2	26.02.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control