From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 October 2025 11:16:05 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application S106/25/0013
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/10/2025 11:16 AM.

Application Summary

Address:	Mowbray Land North of Horsham Old Holbrook Horsham West Sussex
Proposal:	Amendment to the wording of Schedule 14 of the legal agreement under DC/16/1677 in relation to the definition of Retail Floorspace for the Mowbray Development Site.
Case Officer:	Jason Hawkes

Click for further information

Customer Details

Address:	Meadowsweet Way Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other
Comments:	Dear Horsham District Council, I am writing as a resident of Mowbray to express my support for the proposed variation to Schedule 14 of the Section 106 Agreement regarding retail uses and areas. I have read the objections submitted by the Horsham BID, and while I understand the intention to protect the town centre, I believe these concerns do not reflect the local reality for residents living in and around

Mowbray.

1. No conflict with the Town Centres First approach

The "Town Centres First" policy rightly prioritises Horsham's core retail area for comparison shopping and leisure uses. However, the proposal for Mowbray does not attempt to create a competing destination or an "out-of-town shopping park." It simply clarifies how existing floor-space limits are measured - moving from gross internal area (which includes walls, back rooms, and storage) to net sales area, which reflects the space accessible to customers. This change doesn't materially expand the development beyond what was already permitted; it aligns the agreement with the same measurement standard used in the Horsham District Planning Framework (HDPF). The intention and scale of the local centre remain the same - a food store and supporting local shops designed to meet day-to-day needs of Mowbray residents.

2. Scale and role of the Local Centre

Some have suggested the change would lead to a supermarket of over 9,000m², which is simply not supported by the evidence. The Retail Impact Assessment (July 2025) specifically tests the policy limit of 6,400m² net sales area - only marginally different from the HDPF's 6,000m² sales-floor benchmark - and finds no significantly adverse impact on Horsham Town Centre, consistent with NPPF paragraph 95.
A store of this size is typical for large neighbourhood centres across the UK (e.g. similar to a mid-size Sainsbury's or Waitrose), serving local convenience needs rather than drawing shoppers from across the district. It would not change Mowbray's role or character; it would make the neighbourhood more complete and self-sufficient.

3. Impact on Horsham Town Centre

The fear of trade diversion or loss of "anchor" retailers is overstated. The proposed local centre is not designed for fashion, leisure, or large comparison goods retailers - the types that form Horsham's core offer. Residents will still visit the town for those, as well as for restaurants, cafés, and independent shops.
The convenience food shopping currently available in town is already constrained by parking and congestion; many local residents currently drive to Broadbridge Heath or Crawley for weekly shops. Providing a supermarket at Mowbray simply retains that spend within the district and actually supports the town centre by improving Horsham's overall retail balance and reducing leakage to other towns.

4. Community facilities and design balance

Concerns that the variation will "jeopardise" other community uses

(such as healthcare or open space) are misplaced. The Section 106 variation does not propose to increase the site's total land area or remove any planned community provisions. The change is a technical correction to wording - not an expansion of the retail footprint into land reserved for other uses. All other commitments under the S106 remain in place.

5. Consistency with the adopted plan

The proposal is entirely consistent with Policies SD1-SD3, which expect a supermarket of up to about 6,000m² sales floorspace plus supporting local shops. The revised text clarifies this figure and modernises the definitions to align with the current Use Class Order. The retail impact work confirms there will be no "significantly adverse" effects, meeting both HDPF and national policy tests.

6. Benefits to residents and sustainability

As a local resident, I see tangible benefits in approving this variation:
- it supports a walkable, mixed-use neighbourhood;
- it reduces car dependency for everyday shopping;
- it keeps spending and jobs local;
- and it helps establish a vibrant community hub at the heart of Mowbray.

This is exactly what sustainable development should achieve - serving the people who live here without undermining the vitality of Horsham town centre.

Conclusion

The proposed S106 variation provides clarity, not expansion. It strengthens policy alignment, enables a balanced local centre to come forward, and supports the sustainability and identity of Mowbray without causing material harm to Horsham town. I therefore respectfully ask the Council to approve the proposed amendment.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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