



Stantec UK Limited
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West Malling, Kent
ME19 4AQ
UNITED KINGDOM

22 September 2025

Project/File: 35277/A3/JT/mg

via Planning Portal

Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Head of Planning,

MOWBRAY, HORSHAM, WEST SUSSEX **APPLICATION FOR FULL PLANNING PERMISSION FOR EMPLOYMENT LAND ROAD**

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') further to the submission, via the Planning Portal, of an application seeking the grant of full planning permission for a primary road and associated ground works, connecting the Left-In, Left-Out (LILO) with the A264 to residential Phase 2 of the Mowbray strategic development (outline planning permission DC/16/1677).

BACKGROUND

An application for Outline Planning Permission ('the OPP') for development comprising the following was submitted to the Council on 4 August 2016:

'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.'

The time limit for the submission of Reserved Matters in respect of the Employment Land has passed. As such, full planning permission is sought for construction of the Primary Road connecting the LILO to residential Phase 2 of the Mowbray development.

PROPOSED DEVELOPMENT

This Application seeks full planning permission for works of the following description:

'Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.'

Reference: Mowbray, Horsham, West Sussex, Application for Full Planning Permission for Employment Land Road

SUBMISSION

This Application for full planning permission comprises the following:

- 01 Application Form (dated 22 September 2025)
- 02 Community Infrastructure Levy: Additional Information Forms (dated 22 September 2025)
- 03 Covering Letter (dated 22 September 2025)
- 04 Planning Statement (dated September 2025) prepared by Stantec (incorporating Minerals Safeguarding Assessment and Water Neutrality Statement)
- 05 Environmental Impact Assessment Scoping Note, prepared by Stantec
- 06 Environmental Statement (September 2025), prepared by Stantec
- 07 Environmental Statement Non-Technical Summary (September 2025), prepared by Stantec
- 08 Heritage Statement (September 2025), prepared by Stantec
- 09 Site Location Plan with Red Line Boundary (19003-SBR-SW-XX-DR-A-00002 Rev. 10), prepared by Scott Brownrigg
- 10 Architectural drawings, prepared by Scott Brownrigg
 - Typical Substation (19003-SBR-SW-XX-DR-A-83001 Rev. 4)
- 11 Commercial Land Road Biodiversity Net Gain (September 2025), prepared by Derek Finnie Associates
- 12 Statutory Biodiversity Metric (September 2025), prepared by Derek Finnie Associates
- 13 Landscape Statement (September 2025), prepared by David Jarvis Associates
- 14 Landscape and Ecological Management Plan (September 2025), prepared by David Jarvis Associates
- 15 Landscape Specification (August 2025), prepared by David Jarvis Associates
- 16 Landscape Establishment Note (August 2025), prepared by David Jarvis Associates
- 17 BS:5837 Arboricultural Report (September 2025), prepared by David Jarvis Associates
- 18 Landscape drawings, prepared by David Jarvis Associates
 - Landscape Proposals General Arrangement (2898-5-2-20 DR-0001 S5-P4)
 - Planting Proposals (2898-5-2-20 DR-0002 S5-P4)
 - Planting Proposals (2898-5-2-20 DR-0003 S5-P4)
 - Planting Proposals (2898-5-2-20 DR-0004 S5-P4)
 - Planting Proposals (2898-5-2-20 DR-0005 S5-P4)

Reference: Mowbray, Horsham, West Sussex, Application for Full Planning Permission for Employment Land Road

- Planting Proposals (2898-5-2-20 DR-0006 S5-P4)
 - Planting Proposals (2898-5-2-20 DR-0007 S5-P4)
 - Indicative Planting Palette (2898-5-2-20 DR-0008 S0-P1)
 - Indicative Planting Palette (2898-5-2-20 DR-0009 S0-P1)
 - Indicative Surfaces, Boundaries and Furniture Palette (2898-5-2-20 DR-0010 S0-P1)
 - Timber Cleft 3 Rail with Dog Proof Stock Netting (2898-5-5-BND 0007 S5-P5)
 - Benches, Seats and Picnic Tables (2898-5-5-FRN 0001 S5-P5)
 - Dog Waste Bin (2898-5-5-FRN 0004 S5-P4 S5-P4)
 - Litter Bin (2898-5-5-FRN 0007 S5-P4)
 - Lighting (2898-5-5-FRN 0005 S5-P4)
 - Timber Bollard (2898-5-5-FRN 0009 S5-P4)
 - Self Binding Gravel (2898-5-5-SUR 0002 S5-P4)
 - Tree Planting Details (2898-5-5-VEG 0003 S5-P4)
 - Tree Planting Details (2898-5-5-VEG 0002 S5-P5)
 - Tree Planting Details (2898-5-5-VEG 0001 S5-P6)
- 19 Flood Risk Assessment (September 2025), prepared by Glanville
- 20 Transport Statement (September 2025), prepared by Glanville
- 21 Standalone drawings, prepared by Glanville
- General Arrangement Sheet 1 of 3 (MOW-RMA2-PH2-1001 P10)
 - General Arrangement Sheet 2 of 3 (MOW-RMA2-PH2-1002 P11)
 - General Arrangement Sheet 3 of 3 (MOW-RMA2-PH2-1003 P12)
 - Roundabout 1 Geometry (MOW-RMA2-PH2-1004 P5)
 - Roundabout 2 Geometry (MOW-RMA2-PH2-1005 P5)
 - Long Sections Location Plan (MOW-RMA2-PH2-1006 P4)
 - Long Sections Sheet 1 of 5 (MOW-RMA2-PH2-1007 P3)
 - Long Sections Sheet 2 of 5 (MOW-RMA2-PH2-1008 P3)
 - Long Sections Sheet 3 of 5 (MOW-RMA2-PH2-1009 P3)
 - Long Sections Sheet 4 of 5 (MOW-RMA2-PH2-1010 P3)

Reference: Mowbray, Horsham, West Sussex, Application for Full Planning Permission for Employment Land Road

- Long Sections Sheet 5 of 5 (MOW-RMA2-PH2-1011 P3)
- Levels and Contours Sheet 1 of 3 (MOW-RMA2-Ph2-1012 P3)
- Levels and Contours Sheet 2 of 3 (MOW-RMA2-Ph2-1013 P3)
- Levels and Contours Sheet 3 of 3 (MOW-RMA2-Ph2-1014 P4)
- Visibility Splays Layout Sheet 1 of 3 (MOW-RMA2-PH2-1015 P3)
- Visibility Splays Layout Sheet 2 of 3 (MOW-RMA2-PH2-1016 P3)
- Visibility Splays Layout Sheet 3 of 3 (MOW-RMA2-PH2-1017 P4)
- Adoption Plan Sheet 1 of 3 (MOW-RMA2-PH2-1018 P2)
- Adoption Plan Sheet 2 of 3 (MOW-RMA2-PH2-1019 P2)
- Adoption Plan Sheet 3 of 3 (MOW-RMA2-PH2-1020 P3)
- Swept Path Analysis - Western Roundabout 16.5m Articulated Vehicle (MOW-RMA2-PH2-6201 P3)
- Swept Path Analysis - Eastern Roundabout 16.5m Articulated Vehicle (MOW-RMA2-PH2-6202 P3)
- Swept Path Analysis 12m Bus (MOW-RMA2-PH2-6203 P3)
- Swept Path Analysis 11.2m Refuse Vehicle (MOW-RMA2-PH2-6204 P3)
- Swept Path Analysis 11.2m Refuse Vehicle (MOW-RMA2-PH2-6205 P3)
- Swept Path Analysis 11.2m Refuse Vehicle (MOW-RMA2-PH2-6206 P3)
- Swept Path Analysis 11.2m Refuse Vehicle (MOW-RMA2-PH2-6207 P3)
- Swept Path Analysis 11.2m Refuse Vehicle (MOW-RMA2-PH2-6208 P3)
- Swept Path Analysis 9.5m Tanker (MOW-RMA2-PH2-6209 P3)
- Swept Path Analysis - Car Park 1 Large Car (MOW-RMA2-PH2-6210 P2)
- Swept Path Analysis - Car Park 2 Large Car (MOW-RMA2-PH2-6211 P2)
- Pedestrian and Cycle Route Strategy (MOW-RMA2-PH2-SK02 P4)

22 Detailed Desk Study Report (June 2022), prepared by Geo-Environmental

23 Ground Investigation Report (December 2022), prepared by Geo-Environmental

24 Ground Appraisal Report (September 2022), prepared by Geo-Environmental

The planning application fee of £2,663.00 (inclusive of the £85.00 Planning Portal service charge).

Reference: Mowbray, Horsham, West Sussex, Application for Full Planning Permission for Employment Land Road

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.

Yours faithfully,

Stantec UK Limited

James Taylor

James Taylor

Planner

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[stantec.com/uk](https://www.stantec.com/uk)

Attachment: [Attachment]