



Employment Land Road, Mowbray

Environmental Statement Non-Technical Summary

On behalf of **Legal & General (Strategic Land North Horsham) Ltd**

Document Control Sheet

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	Name	Position	Date
Prepared by:	SC	Graduate Environmental Planner	August 2025
Reviewed by:	LW	Associate Environmental Planner	04/09/2025
Approved by:	AJ	Planning Director	18/09/2025
For and on behalf of Stantec UK Limited			

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This Non-Technical Summary (NTS) has been prepared by Stantec UK Ltd on behalf of Legal & General (Strategic Land North Horsham) Ltd ('Legal & General'). Legal & General is proposing the *'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'* (the 'Proposed Development') at Mowbray, Horsham (the 'Site').

An Environment Impact Assessment (EIA) carried out by DMH Stallard LLP on behalf of Liberty Property Trust has examined the potential effects that may occur in connection with the outline application. The findings of the EIA are reported in a document called an Environmental Statement (ES). The ES accompanied the 2016 planning application to Horsham District Council (HDC) under planning reference Ref: DC/16/1677. An ES Addendum was submitted to HDC in 2017 to reflect updates to the Proposed Development and respond to feedback from consultees. Several non-material amendments to the submitted parameter plans have also been submitted to HDC in the interim. Reserved matters (specific details or decisions that were not included in the initial application but must be submitted later for approval) applications have come forwards for parts of the outline planning application, and construction has commenced across the wider Site.

The 2017 ES Addendum concluded no significant effects for the majority of topics, with the exception of socio-economics, landscape and visual and agricultural land, whereby one or more receptors experienced a significant effect. The significant residual effects identified are listed below:

- Socio-economics – Major Beneficial effects for the creation of employment in the construction phase, and Major Beneficial operational effects for contribution to housing requirement, contribution to local housing need, on job creation, on education, and on health provision.
- Contamination and Remediation – Moderate Beneficial operational effects for the remediation of contaminated soil and groundwater and the effect of residential end use.
- Agricultural Land – Moderate Adverse effects during the construction phase from the direct loss of subgrade 3a and 3b agricultural land, and Moderate / Minor construction effects from the loss of soil resources.
- Landscape and Visual – Moderate Beneficial Effects at Year 15 to landscape elements and landscape patterns / character of the site of the consented application, and minor to moderate beneficial effects to the West Sussex County Landscape Character Areas of the Northern Vales and Lower Weald Hills. Moderate adverse effects to half of the 75 visual receptor viewpoints at Year 1, although this was reduced by year 15, resulting in beneficial effects to the majority of viewpoints.
- Archaeology and Heritage – Minor / Moderate adverse construction phase effects to the disturbance of historic hedgerows, and Moderate / Minor adverse construction effects to the disturbance to the setting of listed buildings.
- Transport – Moderate Adverse construction phase effects to driver delay, but major beneficial operational phase effects to pedestrian and cyclist delay and amenity, severance of the A264 south of the Site, and severance of Langhurstwood Road.

- Noise and Vibration – Moderate Adverse effects to noise and vibration levels as a result of construction works.
- Ecology – Significant impact at the Site level for certain declining farmland birds (skylark, yellowhammer), although other declining bird species are likely to benefit (dunnock, house sparrow, starling). Potentially positive Local level effects to invertebrates.

This 2025 ES has been produced to accompany a full application to determine whether the Proposed Development materially varies from the parameters which were assessed by 2017 ES Addendum, whether there have been any significant changes to the baseline or legislation in the interim period, and whether there would be any material changes to the residual effects reported by the 2017 ES Addendum.

Chapter 4 (Transport and Access) of the ES concludes the design and parameters of the road remain consistent with those agreed for the outline application and have been agreed with West Sussex County Council. The proposed highways and associated drainage infrastructure complies with the design standards to enable adoption by West Sussex County Council as appropriate. The embedded mitigation measures within the outline application for the Consented Development have been secured within the design of the Proposed Development, and therefore the reported conclusions of the 2017 ES Addendum remain valid.

The ES concludes that the Proposed Development is in accordance with the assessment of the parameters from the outline application and will not change any of the conclusions drawn in the 2017 ES Addendum as set out above. Given the nature of the Proposed Development as a road with associated landscaping and drainage, which aligns with the parameters assessed within the 2017 ES Addendum, it is not considered that the Proposed Development would result in any new or different material effects to those reported in the 2017 ES Addendum and that the residual significant effects reported above remain valid.