



EMPLOYMENT LAND ROAD, MOWBRAY

Heritage Statement

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

Project Ref: 333102644 | Date: September 2025

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For and on behalf of Stantec UK Limited				

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Contents

1.0	INTRODUCTION & OVERVIEW	01
2.0	HERITAGE ASSETS AND ARCHAEOLOGY	03
3.0	CONCLUSION	05

1 INTRODUCTION AND OVERVIEW

- 1.1 This Planning Statement has been prepared by Stantec on behalf of Legal & General (Strategic Land North Horsham) Limited (“L&G”) in support of the accompanying planning application for the construction of primary road from a left-in, left-out (LI-LO) 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.
- 1.2 L&G acquired majority control of the strategic site known as ‘Mowbray’, formerly known as ‘Land North of Horsham’ from Liberty Property Trust UK Limited (‘Liberty’) in December 2018. The Site is allocated within the Horsham District Planning Framework (2015) to provide, inter alia, at least 2,500 new homes alongside a new business park, local centre, sports and recreation facilities and schools (Policy SD1).
- 1.3 An application for outline planning permission was submitted on behalf of Liberty in August 2016 and approved subject to conditions on 1 March 2018 (LPA reference DC/16/1677; ‘the OPP’) for a mixed-use strategic development as follows:
- ‘Outline planning application with all matters reserved except access for a mixed-use strategic development to include housing (up to 2,750 dwellings), a business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.’***
- 1.4 The time limit for submission of Reserved Matters, pursuant to the OPP, on the Employment Land has passed. It is for this reason that this application is made for Full Planning Permission.
- 1.5 The road would aid in the delivery of the OPP, most prominently of Phase 2, which the proposed road sits to the south of.

Site and Surrounding Area

- 1.6 The Site is situated on the northern side of the primary road of the of the A264, on the north-eastern edge of the existing built edge of Horsham.
- 1.7 The site is comprised predominantly of open agricultural land, separated by field boundaries though the main parcel through which the proposed road is to lead is nonetheless of a significant area.
- 1.8 Channels Brook makes an arch over the site from the eastern boundary, leading up to the northern boundary along which it runs parallel, then leads south-west upon reaching the Site’s western extent.
- 1.9 The Site is immediately adjacent to open agricultural fields on the northern, eastern and western sides. The length of the southern boundary runs parallel to the primary road of the A264, which separates the site from the existing developed extent of Horsham, which lies immediately beyond.

- 1.10 Further to the west, works have commenced across Phase 1 of the OPP, extending the developed extent of Horsham to the west of the Site.

Description of Development

- 1.11 The proposed description of works is as follows:

‘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.’

Content of Submission

- 1.12 This Heritage Statement is a written report summarising potential heritage and archaeological impacts of the proposed development.
- 1.13 The Statement comprises the following:
- Section 2 – The Site and Surrounding Heritage Assets
 - Section 3 – Summary of Archaeological Works

2 HERITAGE ASSETS AND ARCHAEOLOGY

Heritage Assets

- 2.1 The Site comprises an open agricultural field to the immediate north of Horsham, the A264 and a railway line. There are no designated Heritage Assets within the Site.
- 2.2 Paragraph 207 of the NPPF requires Applicants to describe the significance of any heritage assets which may be affected by development, including any contribution made by their setting. This extends to off-site heritage assets.
- 2.3 The following section therefore aims to identify nearby Heritage Assets and assess the potential impact of the development on their significance.
- 2.4 Three Grade II Listed Buildings are situated around 230 metres to the east of the Sites eastern boundary, spread along Wimland Road. These comprise King's Farmhouse, Brook House, and Barn to the Southwest of Brook House. All three date from Circa 16th or 17th century. They bear no physical or historic relationship to the Site, and development of it would not therefore result in harm the significance of the Listed Buildings or their settings'.
- 2.5 Newhouse Farmhouse is a Grade II Listed building situated around 100 metres to the south-east of the south-eastern corner of the Site, across the A264. It operates as a dwellinghouse, is physically separated from the Site by the A264 and bears no relationship to the Site. The proposed development therefore would not result in harm to its significance.
- 2.6 The proposed development accords with the parameters established within the OPP, and therefore the relationship between the proposed development and the Heritage Assets within the wider area remains the same.

Archaeology

- 2.7 Condition 22 of the OPP required the submission and approval of a programme of archaeological work and a written scheme of archaeological investigation prior to the commencement of any development within the respective Reserved Matters Area.
- 2.8 Three applications were submitted for the discharge of this condition in relation to the Employment Road. Written Schemes of Investigation were approved under ref. DISC/22/0297 (dated 8 November 2022). This was followed by approved application ref. DISC/23/0101 (dated 31 May 2023), which was only able to survey the western half of the Employment Land (Parcel 2), with the eastern half under crop. Application DISC/24/0063 (dated 14 May 2024) provided the findings of survey work for the eastern part of the Employment Land after the crop had been harvested. All applications were discharged on the given dates. Whilst Condition 22 of the OPP no longer applies to the Employment Land and Road, the findings of these assessments remain relevant.
- 2.9 The Archaeological Evaluation (March 2023) of DISC/23/0101 recorded no features of any significant interest in the evaluation trenches dug for all three Parcels, which includes the Site. The report considers that the area has a "very low archaeological potential".

- 2.10 The later Archaeological Evaluation (December 2023) of DISC/24/0063, which included the findings of the eastern part of the Employment Land identified only minimal fragments of later post-medieval or early modern ceramic. The evaluation concludes the site has “very low archaeological potential”.

3 CONCLUSION

- 3.1 The Site does not provide any heritage assets which may be directly impacted by the proposed development.
- 3.2 The nearest designated Heritage Assets are bear no relationship to the Site, and so harm to their settings' would not arise as a result of the proposed development.
- 3.3 Archaeological work carried out pursuant to Condition 22 of the OPP did not produce any archaeological findings of significance. The evaluations consider the site has a very low archaeological potential, which has previously been deemed acceptable by the LPA.