



James Taylor
Stantec UK Limited
2 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AQ

Our ref: DISC/25/0406
Your ref: BAILEY ROAD EXTENSION
C3 C4
Email: planning@horsham.gov.uk
Direct Line:
If Calling Please ask for: Sam Whitehouse
Date: 20th January 2026

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 conditions 2, 3 and 4 to approved application DC/23/2328.

Mowbray Sub Phase 2 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):

2. **Pre-Commencement Condition:** Prior to the use of the attenuation ponds a Bird Hazard Management Plan shall be submitted for approval. The approved plan shall remain in force thereafter.

Reason: To minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 20th January 2026

3. **Pre-Commencement Condition:** The roads hereby approved shall not be constructed above base course level until details of the passenger waiting and information facilities for the bus stops have submitted to and approved in writing by the Local Planning Authority. The details once approved shall thereafter be installed prior to the road opening to traffic.

Reason: To secure details of the facilities at the proposed bus stops in accordance with Policies SD9 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 20th January 2026

4. **Pre-commencement Condition:** The roads hereby approved shall not be constructed above base course level until details of the cycle lane demarcation have been submitted to and approved in writing by the Local Planning Authority. The details once approved shall thereafter be installed prior to the road opening to traffic.

Reason: To secure the details of the means by which the cycle lane is to be demarcated from the adjacent footway in accordance with Policies SD9 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 20th January 2026

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 Statement	Bird hazard management plan	NONE	22.12.2025
Plans	Bus stop general arrangements	MOW-GLA-BRE-PH2-D-C-2103 REV A3	22.12.2025
Plans	Signs and lines plan	MOW-GLA-BRE-PH2-D-C-2151 REV A6	22.12.2025
Plans	Permanent raised crossing	MOW-GLA-BRE-PH2-D-C-2801 REV A1	22.12.2025
Plans	surface finishes layout	MOW-GLA-BRE-PH2-D-C-2111 REV A6	22.12.2025

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