

12 February 2026

Project/File: 5277/A5/JT

via Planning Portal

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Discharge of Condition 34 (Travel Plan) of Outline Planning Application reference DC/16/1677: Phase 2 Travel Plan

We write on behalf of Legal and General (Strategic Land North Horsham) Limited ('**L&G**') for the discharge of Condition 34 insofar as it relates to Phase 2 of the Outline Planning Permission for Mowbray (LPA ref. DC/16/1677' the '**OPP**') seeking approval of a Travel Plan.

Background

The OPP granted permission for development comprising the following;

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

Permission was granted subject to conditions on 1 March 2018.

Condition 34 requires:

34. Prior to the first occupation of any phase or use within the development, hereby permitted, a Phase Specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority that accords with the approved Site Wide Framework Travel Plan. The Phase Specific Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The Phase Specific Travel Plan once approved shall thereafter be implemented as specified within the approved document.

A Phase Specific Travel Plan Phase 2 is enclosed, which fully satisfies the requirements of the above conditions insofar as it relates to Phase 2, and accords with the Site Wide Framework Travel Plan submitted and approved as part of the OPP.

Reference: Discharge of Condition 34 (Travel Plan) of Outline Planning Application reference DC/16/1677: Phase 2 Travel Plan

The Travel Plan describes the phase-wide arrangements for the co-ordination, management and monitoring of the Travel Plan targets and objectives for Phase 2. It also includes a framework of the proposed contents of all Travel Plan Statements which will be included in residential Reserved Matters Applications within Phase 2, and the division of responsibility for implementation between L&G, individual parcel developers, and the management company that acts as Travel Plan Co-ordinator.

The Travel Plan has been developed with reference to West Sussex County Council's Travel Plan Policy. It outlines the potential measures to encourage sustainable travel by modes other than single occupancy car use for future residents, employees and visitors to Phase 2. This will be covered in detail for each RM area as part of their Travel Plan Statements.

Application Submission

This application for the discharge of Condition 34 comprises the following:

- 01 Application Form (dated 12 February 2026)
- 02 Covering Letter (dated 12 February 2026)
- 03 Phase Specific Travel Plan Mowbray, Phase 2 (Ref: 247_8220585_CH_Travel_Plan_Phase_2)
- 04 Plan 10 – Phasing Plan (2153A - 507E)

The application fee of £383.00 (inclusive of the £85.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14675716).

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 sincerely,

Stantec UK Limited



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cc. Alex Jones - Stantec

Mark Wild – L&G