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INTRODUCTION

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Vision Statement

This document has been prepared to support the outline application submission to Horsham District Council for a business and employment park at Mowbray, North Horsham.

The wider site has a Outline Planning Permission for a strategic development to the north of Horsham for up to 2,750 homes, infrastructure and facilities.

The OPP, secured in March 2018 included a business park of up to 46,450 sqm of GIA floorspace and the client and design team have extensively explored masterplan options to deliver this element. This work was tabled at the 1st pre-application meeting in September 2024.

However, due to current local market conditions, Legal and General are now also exploring options for a mixed use masterplan with diversification of uses to include logistics and light industrial.

Common to all masterplan options will be the Health Care centre and the Leisure facility.

As such these design options were presented to the planning officers at the second pre-application meeting at the beginning of October 2025.

The applicant and land owner, Legal & General (Strategic Land North Horsham) Limited, have high aspirations for this site and believe the local and wider communities can benefit from this major local investment to provide a bespoke employment park.

The new facilities will support the Horsham community with employment opportunities in purpose-built mixed use commercial/logistics/light industrial accommodation. The masterplan will include units sizes to suit a diverse range of business types and sizes.

Sustainability and energy efficiency will be at the heart of the proposals, aiming to provide employment accommodation of high environmental quality using the latest technology to promote low energy and water use as well as reduced embodied carbon.

A separate planning application has been submitted for the estate road, re-alignment of the PROW and new cycleway along the southern edge of the site.

1.1 Project Team

Applicant

LEGAL & GENERAL
(STRATEGIC LAND NORTH HORSHAM LIMITED)

Planning



Transport, Civils, Drainage and Flood Risk



Ecology



Architecture

SCOTT BROWNRIGG⁺

Landscape Design, Arboriculture



Acoustics, Air quality, Heritage, Environmental Impacts



MEP, Energy and Sustainability



1.2 Planning Background

The wider site known as Land North of Horsham (now known as Mowbray) is allocated in the Horsham District Planning Framework (2015). The employment site is the employment element of the masterplan.

The wider site was granted Outline Planning Permission on 1 March 2018.

The OPP Parameter Plans (as amended pursuant to S.96A ref. DC/24/0876) include the following uses within this part of the Mowbray site:

- Commercial
- Mixed Use (includes retail, food store,leisure, community and other uses)
- Parkway Station

The time limit for the submission of Reserved Matters (pursuant to the OPP) on the Employment Land has passed. L&G is therefore preparing a new outline planning application for the Employment Land.

The Primary Road through the Employment Land, illustrated on the approved Movement and Access parameter plan, is subject to a separate full application in accordance with the approved parameters, which facilitates delivery of, and access to, the wider Employment Land and Phase 2 of the OPP.

Discussions with HDC in March and April 2025 highlighted the potential scope to diversify the uses within the Employment Land area to include the introduction logistics and light industrial uses.

Strategic Policy SD1 of the Horsham District Planning Framework sets out the allocation of the Land North of Horsham, now Mowbray. Criterion 1 of that policy provides the principle that “the development should form a high-quality, sustainable, mixed-use community which reflects the communities needs”.

Whilst the parameters approved within the OPP identified the Employment Land for commercial uses, demand for office space has significantly decreased following COVID-19, posing key challenges to marketing and viability of a predominantly office park.

The proposed mixed use office, logistics, light industrial, health centre and leisure uses better reflect community needs and the

exceptional demand for such spaces, which will also support HDC’s Economic Growth aims for Mowbray, set out in Policy 7 of the HDPF.
Therefore, we are submitting a new outline planning application for the Employment Land to provide a more flexible planning

consent that can respond to local market needs.

This follows the principle that “the development should form a high-quality, sustainable, mixed-use community which reflects the communities needs”.

Wider Site Land Use Parameter Plan (from OPP)

