

Statement of Community Involvement Mowbray Employment Land, L&G March 2026



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1. Executive Summary

This Statement of Community Involvement (SCI) outlines the engagement undertaken by L&G in relation to the proposed outline planning application for the Mowbray Employment Land, part of the wider Mowbray masterplan allocated in the Horsham District Planning Framework. The purpose of this SCI is to demonstrate proactive consultation on the emerging proposal.

The engagement process included stakeholder engagement including meetings with district and parish councillors, a public webinar, and a dedicated project inbox.

Key themes raised by the community included support for flexible employment uses, interest in local retail provision, and suggestions for community facilities such as healthcare. Feedback has shaped the approach to the masterplan, ensuring flexibility to accommodate a mix of employment uses and ongoing discussions regarding retail provision within the wider development.

This SCI confirms L&G's commitment to transparency and collaboration, ensuring the proposals respond to community needs and align with national and local planning guidance.



2. Introduction

This Statement of Community Involvement (SCI) provides a detailed record of engagement undertaken by L&G in relation to the proposed Outline Application of Mowbray Employment Land (Appendix 1), referred to as 'the Site' from hereon in.

The Site

The Site is part of a wider mixed-use Mowbray masterplan which was allocated for mixed use development in the Horsham District Planning Framework (2015). The Site is the employment element of the Mowbray masterplan, located at the eastern end of the Mowbray site and bound to the south by the A264 and the railway line between Horsham and Crawley.

Description of Development

Outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e)) and commercial leisure.



3. Policy Framework

The consultation process undertaken has been in accordance with both local and national guidance for best practice pre-application engagement. This guidance is within:

- The National Planning Policy Framework (2024)
- The Localism Act (2011)
- Horsham District Council Statement of Community Involvement (2020)

National Planning Policy Framework (2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The document states that applications which can demonstrate early, effective, and proactive engagement with communities and other interested parties should be looked upon more favourably than those that cannot.

The NPPF (2024) can be found here: [National Planning Policy Framework \(2024\)](#)

The Localism Act (2011)

The Localism Act (2011) is intended to empower local communities to participate in the planning processes in their areas and the consultation process has accorded with the key principles established therein for consulting with the public.

The Localism Act (2011) can be found here: [Localism Act \(2011\)](#)

Horsham District Council Statement of Community Involvement (2020)

The Statement of Community Involvement offers the following guidance:

- "Developers undertaking pre-application consultation with local communities and stakeholders are asked to address the following:
- Set clear objectives and agree the consultation approach with the Development Management Team, including who will be consulted.
- Let people know what the scheme is proposing, and be clear about what they can influence when making comments.
- Use different engagement approaches to maximise opportunities for people to influence the proposals. In particular steps should be taken to involve any seldom-heard groups that could be affected by a proposal.
- Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.

Horsham District Council Statement of Community Involvement (2020) can be found here: [HDC Statement of Community Involvement September \(2020\)](#)



4. The Engagement Process

This section details the actions taken by L&G to enable the local community, elected representatives, and interested stakeholders to take part in the consultation process and provide feedback on the proposals for the Employment Land at Mowbray.

L&G has endeavoured to conduct a consultation process which ensured the local community were properly informed of the plans for The Site and had the opportunity to comment on the plans.

The process was formed of the following:

- 1) Stakeholder Engagement
- 2) Public Consultation

Details of each part of the process can be found in the following sections.

4.1. Stakeholder Engagement

4.1.1. Stakeholder invitation

In order to make local representatives aware of the Applicant's intentions to bring proposals for The Site forward and to maintain dialogue, Horsham District Councillors were contacted in November 2025.

Cratus, on behalf of L&G, emailed Horsham District Councillors in November 2025 outlining the plans for The Site and invited them to the public webinar and/or a separate meeting.

The email was circulated to Horsham District Councillor Hannah Butler and Councillor Tony Hogben (Colgate and Rusper) and to Councillor Tony Bevis and Councillor Belinda Walters (Roffey North). A copy of the stakeholder letter is included as **Appendix 2**

In addition, Rusper Parish Council was invited to attend the webinar as well as being offered a presentation to be held in late November as part of the ongoing series of update meetings.

4.1.2. Stakeholder Meetings

As seen in the stakeholder letter (Appendix 2) Councillors were invited to the public webinar and/or separate meetings to discuss the plans.

An in-person meeting with ward councillors for Roffey North took place on 10 December 2025.

- During the meeting the discussion focused on the quality and level of consideration given to the proposals. Following the presentation of plans, councillors acknowledged that the plans were well thought through and would make a positive contribution to the area.
- It was noted that the office market is currently under significant pressure, and there was an agreement that a flexible solution is needed to ensure employment uses and jobs can be delivered.



A presentation of the plans to Rusper Parish Council on 26 November 2025 which forms part of the regular series of Parish updates on the development.

- L&G first provided a summary of the wider masterplan and delivery updates, including the delivery of Phase 1 and land sales. It was noted that L&G's involvement in Phase 1 will conclude soon, though construction will continue for approximately 3 years.
- Details of the proposals for Phase 2 and The Site were discussed, including health and leisure provision, a sports hub, retail provision and future station land.
- It was noted that due to reduced demand for office space, proposals now include a mix of office, light industrial, health and leisure. This is to ensure flexibility in the masterplan and to ensure delivery of employment uses.
- It was noted that Horsham District Council are generally supportive of a more flexible approach to The Site, acknowledging market challenges.
- Discussions returned to the wider Mowbray masterplan including an update on the Health Centre, construction traffic, and the extra provision of scouting places.

4.2. Public Consultation

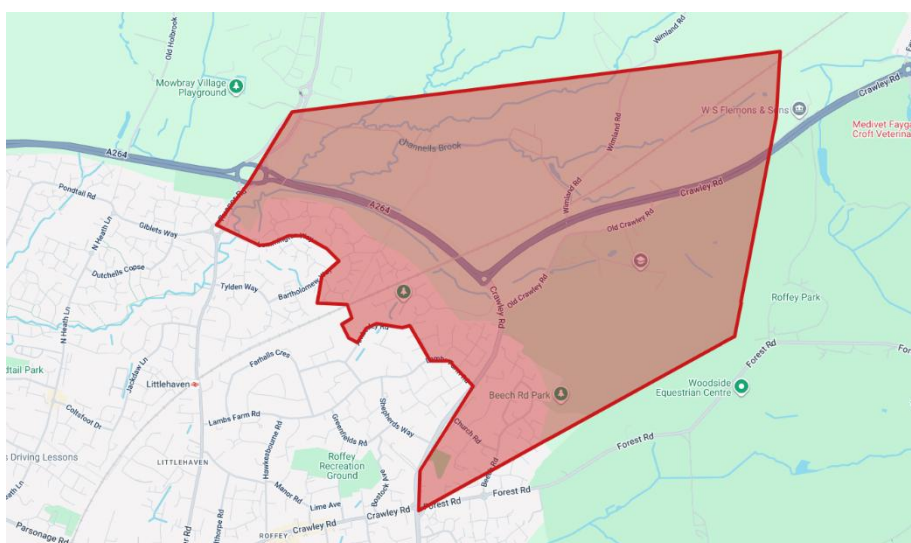
Engagement with residents and the public predominantly took place via a public webinar held on Zoom on 12 November 2025 at 5pm.

Details of the webinar were distributed via a leaflet which had direct contact details including a dedicated project inbox created in November 2025 - mowbrayemployment@cratus.co.uk

Details of the leaflet and webinar can be found in the following sections.

4.2.1. Leaflet

In order to introduce the proposals for The Site and inform the local community of the public consultation, L&G produced a consultation leaflet which was distributed to 1,272 addresses around the site. The leaflet distribution area is shown below:



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12 Whiteladies Road
Clifton, Bristol
BS8 1PD

Tel: 07876 341 561

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Manchester
M3 2LH

Tel: 0161 531 3431

A copy of the leaflet is available as **Appendix 3**.

The leaflet was also uploaded to the Mowbray Village website under the Community News section. A copy of the webpage is available as **Appendix 4**.

4.2.2. Webinar

The webinar took place via Zoom on 12 November 2025 at 5pm.

The webinar was hosted by Cratus on behalf of L&G and members of the project team were present as panellists to answer questions from the public.

The purpose of the webinar was to describe the proposals in more detail, highlighting flexibility in the use of The Site. The webinar followed the agenda below:

- 1) Welcome & Process
- 2) The Story so far
- 3) Masterplan Approach
- 4) Questions & Comments

The webinar was attended by six members of the public.

A copy of the slides presented during the webinar are available on the Mowbray Village website and are attached as **Appendix 5**.

4.2.1. Email

From November 2025 a dedicated project email address – mowbrayemployment@cratus.co.uk – was created and monitored for feedback from members of the public. This email inbox address was advertised on the public consultation leaflet and Mowbray village website.

The project inbox received two responses from the public via email. One of these provided positive feedback and the other requesting a copy of the presentation, which was provided.



5. Questions / feedback and Response

Questions on the proposals were gathered through the public webinar. The following key themes emerged:

Employment Land Use: Feedback indicated no opposition to incorporating more flexibility into the employment areas of the site, including proposals to add light industrial and logistics uses.

Supermarket Provision: Participants raised concerns about the withdrawal of the previously proposed supermarket operator in another phase of the Mowbray scheme. Respondents emphasised that a small convenience store or supermarket would be essential to meet local needs.

Park and Ride Facility: One question asked whether a park and ride was planned for The Site.

Healthcare Provision: Responses were supportive of including a GP practice within the plans.



6. Response to Feedback

Following the consultation process, the project team has considered the feedback received and provides the following responses:

The project team is committed to ensuring Employment Land remains flexible and responsive to market needs. The masterplan will:

- Create flexibility within the layout to accommodate a mix of employment uses.
- Explore opportunities for mixed office, logistics and light industrial spaces with good access maintained.
- Enhance viability by adapting to current market demands.
- Deliver an efficient layout that optimises land parcels for diverse uses.
- Explore a mixed employment offer, including office approaches, to maintain adaptability as the scheme progresses.

Estate Road Construction: A recent planning application has been submitted for a new estate road to support the future development. Construction is scheduled to commence in Q2 2026 and is expected to be completed by Spring 2028.

Supermarket Provision: While a supermarket is not planned for this part of The Site, discussions are ongoing with an alternative retailer to ensure provision within the wider masterplan.

Park and Ride Facility: A park and ride is not proposed within the Employment Land. However this facility may form part of future station land, and the project team will explore the idea further as plans progress.



7. Conclusions

The consultation process for the Mowbray Employment Land proposals has been undertaken in accordance with national and local guidance, ensuring early, proactive engagement with stakeholders and the local community. Through a combination of stakeholder meetings, a public webinar, and a dedicated feedback channel, L&G has provided clear opportunities for interested parties to understand the proposals and share their views.

Feedback received has been carefully considered and has informed the approach to the emerging proposals. Key themes included support for flexible employment uses, interest in local retail provision, and suggestions for community facilities such as healthcare. In response, the project team has committed to maintaining flexibility within the Employment Land to accommodate a mix of uses, while continuing discussions on retail provision within the wider masterplan.

This SCI demonstrates L&G's commitment to transparency and collaboration, ensuring that the development reflects community needs and remains viable in a changing market context. The engagement undertaken will form an integral part of the planning application, supporting a high-quality, sustainable development that contributes positively to the Mowbray masterplan and Horsham District as a whole.



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8. Appendices

8.1. Appendix 1 – The Site Boundary



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8.2. Appendix 2 – Stakeholder Engagement Letter

Delivering jobs, healthcare space, sports facilities and more at Mowbray

 Summarise

  Reply  Reply all  Forward     ...

Thu 06/11/2025 15:48

Dear [REDACTED]

As Mowbray continues to grow, we are now ready to plan and deliver the next round of infrastructure to support village life, joining the homes already on site. As we progress the plans we would like to give you an update on our current progress across the Village and to kick off a consultation about the future Employment Park.

You may remember that Mowbray Village was designed with its own employment area. Our plans are to broaden the range of uses in the Mowbray Employment Park to match market demand. We will continue to include offices while also having the flexibility to deliver light industrial and logistics uses. This is an update from the original application after a decade of change in the office market since Mowbray was originally planned and takes into account changes to the way we work following COVID and Permitted Development Rights. As has always been planned, the employment buildings will be nestled into the landscape with limited visibility from the A246.

The proposals we are consulting on also include a private leisure facility. Run by a market leading private provider, the facility will include swimming pools, tennis and padel courts, family area and located adjacent to the Sports Hub that already has detailed planning approval.

Finally, the proposals identify land for a healthcare facility to meet the increase in local demand. The plans will be subject to a detailed proposal informed by the on-going discussions with the local health board and GP practice. If agreed and funded, the healthcare facility could include space for a GP surgery and social prescribing spaces.

We would welcome the chance to meet in person before the consultation takes place and one of our team will be in touch over the next few days to see if a meeting can be arranged in the coming days and weeks. If not, we will be having a consultation on Zoom, planned for the evening of Wednesday 12th November at 5pm (link: <https://cratus.zoom.us/j/89719716538>)

Regards

[REDACTED]
For and on behalf of L&G

Cratus
group

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8.3. Appendix 3 – Copy of Public Consultation Leaflet



The leaflet features a background image of a street scene in Mowbray Village, showing buildings and outdoor seating. The Mowbray logo, which includes a lion rampant, is prominently displayed at the top. Below the logo, the text 'WEST SUSSEX' is visible. The main headline reads 'DELIVERING JOBS, HEALTHCARE SPACE, LEISURE FACILITIES AND MORE AT MOWBRAY VILLAGE'. Below this, it says 'HAVE YOUR SAY'. A circular logo with the word 'MOWBRAY' and a lion rampant is positioned below the headline. The leaflet is divided into two main sections: 'UPDATES TO THE EMPLOYMENT PROPOSALS' on the left and a series of paragraphs on the right. The bottom of the leaflet has a dark blue banner with the text 'Find out more at: mowbrayvillage.com'.

MOWBRAY
WEST SUSSEX

DELIVERING JOBS, HEALTHCARE
SPACE, LEISURE FACILITIES AND
MORE AT MOWBRAY VILLAGE

HAVE YOUR SAY

**UPDATES
TO THE
EMPLOYMENT
PROPOSALS**

As Mowbray continues to grow, we are now ready to plan the next round of infrastructure to support village life, joining the homes already on site. We are holding a consultation on the plans. We would like your input.

You may remember that Mowbray Village was designed with its own employment area. Our plans will broaden the range of uses in the Mowbray Employment Park to match market demand. The plans now allow for offices as well as light industrial and logistics uses.

This update takes into account changes to the way we work following COVID and ensures we can bring thousands of new jobs forward in the Horsham area.

As has always been planned, the employment buildings will be nestled into the landscape with limited visibility from the A246. All of the employment area will be within a short walk from homes already and soon to be delivered, as well as communities to the south the A246.

Find out more at: mowbrayvillage.com



LEISURE AND HEALTH

The proposals we are consulting on also include a private leisure facility. Run by a market leading provider, the facility will include swimming pools, tennis and padel courts, family area and located adjacent to the Sports Hub that already has detailed planning approval.

HEALTHCARE FACILITY

The plans also include space for a new healthcare facility to serve Mowbray Village and surrounding communities, meeting increasing demand locally.

The healthcare facility will be subject to a detailed planning application following ongoing discussion with the local health board and GP practice. If agreed, the facility could include space for a GP surgery and social prescribing spaces.

JOIN THE CONSULTATION!

To find out more about the plans, register for our webinar on Wednesday 12th November at 5pm via the link or QR Code below.

Alternatively, call the team on 0203 026 4351 or email us on mowbrayemployment@cratus.co.uk.



Find out more at: mowbrayvillage.com



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8.4. Appendix 4 – Copy of Mowbray Village Website



DELIVERING JOBS, HEALTHCARE SPACE, LEISURE FACILITIES AND MORE AT MOWBRAY VILLAGE – HAVE YOUR SAY

November 10, 2025

UPDATES TO THE EMPLOYMENT PROPOSALS

As Mowbray continues to grow, we are now ready to plan the next round of infrastructure to support village life, joining the homes already on site. We are holding a consultation on the plans. We would like your input.

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surgery and social prescribing spaces.

JOIN THE CONSULTATION!

To find out more about the plans, register for our webinar on Wednesday 12th November at 5pm via the link or QR Code below.

[Register for the webinar here](#)

[Download the full consultation information \(PDF\)](#)



Alternatively, call the team on 0203 026 4351 or email us on mowbrayemployment@cratus.co.uk.

[BACK TO NEWS](#)



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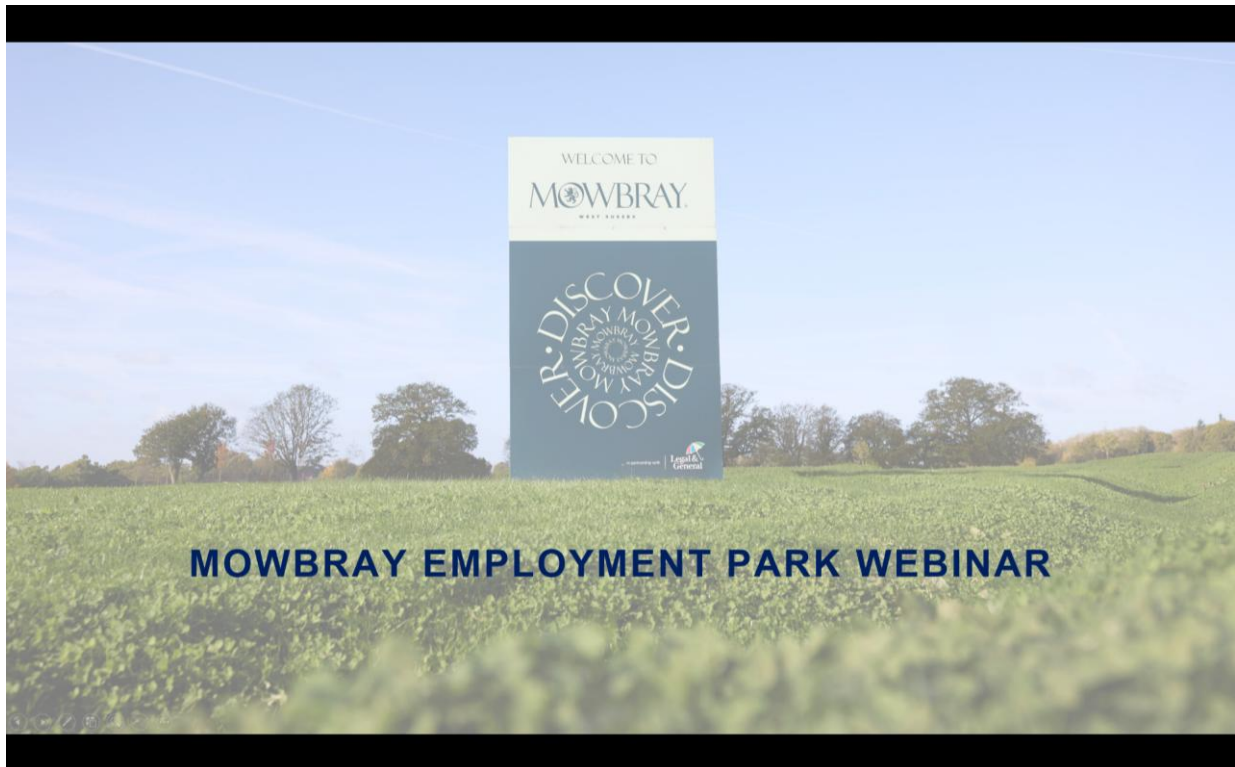
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8.5. Appendix 5 – Public Consultation Webinar Slides



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HISTORY OF SITE & CONCEPT OF MIXED USE COMMUNITY

- The site is part of a wider mixed-use Mowbray masterplan, just to the north of the A264.
- Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex.
- The town is 31 miles south-east of London
- 9 miles South-West of Crawley
- 14 miles from Gatwick Airport.
- The employment element of the Mowbray masterplan is located at the eastern end of the site and bound to the south by the A264 and the railway line between Horsham and Crawley.

Mowbray to:
Horsham Train Station:
 2.3miles, Car (7mins), Bus (9mins) Cycle (13min), Walk (48mins)

Mowbray Village to Gatwick Airport: 13miles / 17min (car)
Mowbray Village to Crawley: 6.3miles / 13min (car)
Mowbray Village to Horsham: 4.3miles / 14min (car)

Horsham to Gatwick Airport: 15 miles (car) 25 mins (train)
Horsham to Crawley: 22 miles (car) 45 minutes (train)
Horsham to London Bridge: 52 mins every 30 mins (train)

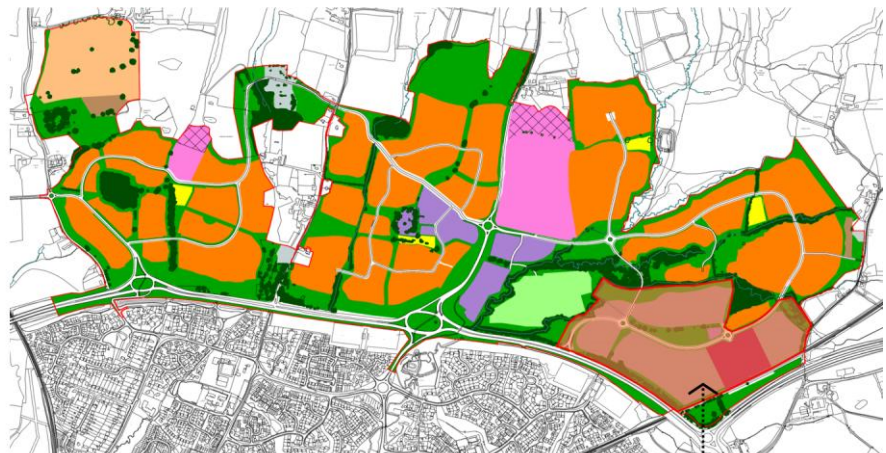


PLANNING HISTORY & CONCEPT OF MIXED USE COMMUNITY

- The Mowbray Masterplan 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
- L&G is currently preparing a new outline planning application for the Employment Land.
- This follows 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 gave 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 new planning application seeks to create a flexible and viable masterplan incorporating the potential for logistics and light industrial uses that better reflect community needs and the exceptional demand for such spaces.



the employment land



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HISTORY OF SITE & CONCEPT OF MIXED USE COMMUNITY



PROGRESS TO DATE



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MARKET DEMAND



This architectural rendering depicts a modern, multi-story residential and commercial building complex. The architecture features large glass facades, balconies, and a central courtyard area. The building is surrounded by greenery, including trees and lawns. A central circular structure with a green roof is visible in the courtyard. People are shown walking and sitting in the courtyard, suggesting a vibrant community environment. The sky is blue with scattered clouds.

[illegible]

RECENT PLANNING APPLICATION – NEW ESTATE ROAD



NEW ESTATE ROAD - ASSOCIATED LANDSCAPE PROPOSALS



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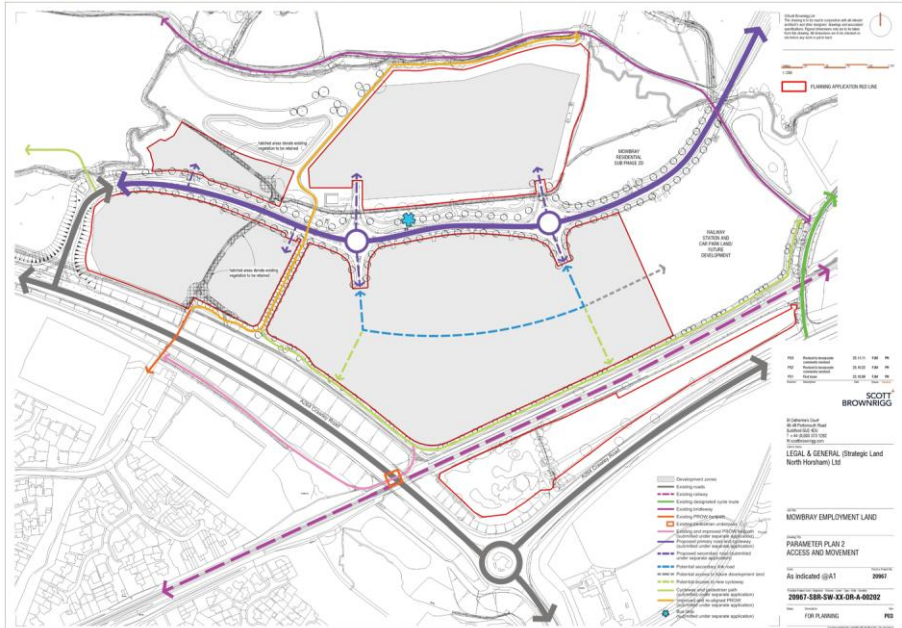
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ESTATE ROAD DETAILED PLANNING APPLICATION

THE PRIMARY ROAD THROUGH THE EMPLOYMENT LAND, ILLUSTRATED ON THE 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 OF LOGISTICS AND LIGHT INDUSTRIAL USES.



CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS:

EVOLVING DESIGN TAKES INTO CONSIDERATION;

- ECOLOGY
- EXISTING TREES
- FLOOD ZONE
- UTILITY DIVERSIONS
- EXISTING MOVEMENT ROUTES
- PUBLIC RIGHT OF WAYS
- ADJACENT TRAIN-LINE
- NEW HOMES

OPPORTUNITIES:

- IDENTIFY AMOUNT OF LAND REQUIRED TO DELIVER A **VIALE LIGHT EMPLOYMENT SCHEME**.
- ESTABLISH A SECONDARY ROAD NETWORK.
- INTRODUCE PROMINENT LOCATION FOR A **'NEW LEISURE OFFER'**.
- IDENTIFY LAND FOR A **'NEW HEALTH CENTRE'**.
- CREATE A WELL CONNECTED, PERMEABLE & SAFE PLACE.
- **LANDSCAPE STRATEGY** - CENTRED ON THE GREENING OF THE ESTATE ROAD, WITH 'GREEN FINGERS' EXTENDING INTO THE DEVELOPMENT PLOTS LINKING WITH THE PUBLIC RIGHT OF WAY (PROW).
- **NEW CYCLE NETWORK** - PROMOTING PEDESTRIAN FRIENDLY CONNECTIONS AND PERMEABILITY WITH THE EXISTING MOVEMENT STRATEGY.



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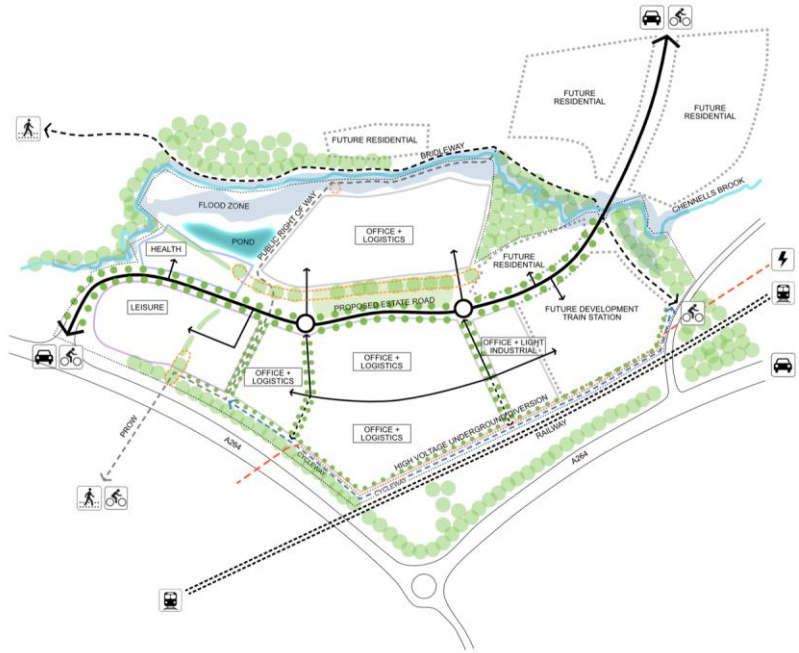
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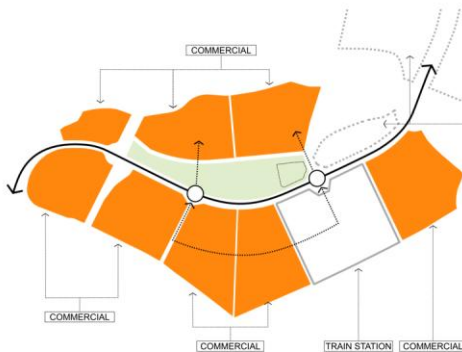
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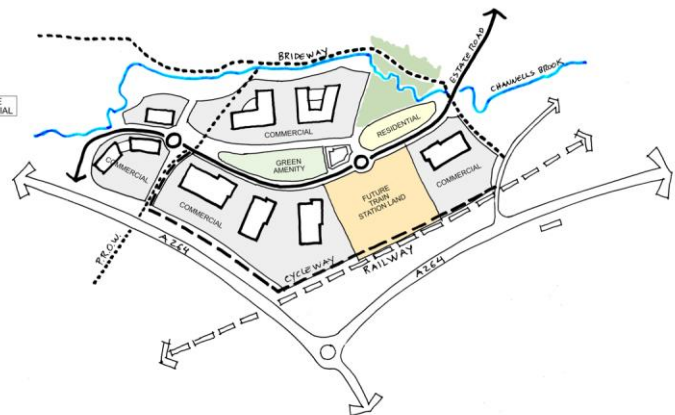
- CREATE A MASTERPLAN FRAMEWORK FOR A HIGH QUALITY EMPLOYMENT ENVIRONMENT.
- EXPLORE A MIX OF TYPOLOGIES / LAND USES.
 - OFFICE
 - LOGISTICS
 - LIGHT INDUSTRIAL
 - HEALTH
 - LEISURE
- CREATE A FLEXIBLE MASTERPLAN CAPABLE TO ADAPT TO CHANGING MARKETS.
- PROVIDE A STRUCTURE TO THE MASTERPLAN THAT ALLOWS FOR APPROPRIATE SPACE TO DESIGN A VISIONARY LANDSCAPE SETTING AND CONTEXT FOR A UNIQUE EMPLOYMENT ENVIRONMENT.
- PLACE-MAKING OF THE HIGHEST QUALITY TO ATTRACT COMPANIES, SMALL BUSINESSES AND TENANTS TO TAKE UP SPACE.
- A 21ST CENTURY EMPLOYMENT ENVIRONMENT FOR BUSINESSES AND THEIR STAFF TO THRIVE.
- CONSIDER AND DEVELOP OPTIONS FOR ADDITIONAL HOMES WITHIN THE MASTERPLAN IN THE EVENT THAT A NEW TRAIN STATION IS NOT IMPLEMENTED.



PLACEMAKING NARRATIVE – OUTLINE PLANNING CONSENT



- OUTLINE CONSENT PREDOMINANTLY EMPLOYMENT / OFFICE USE
- ALLOWED LAND FOR POTENTIAL STATION



- PREDOMINANTLY LARGE OFFICE BUILDINGS
- PROVIDED ISOLATED EMPLOYMENT PARCELS.

- DEMISED PLOTS FOR A SERIES OF STAND-ALONE BUILDINGS WITH ON-PLOT PARKING.
- LIMITED OPPORTUNITY FOR CONNECTIVITY / COMMUNITY & PLACE-MAKING.



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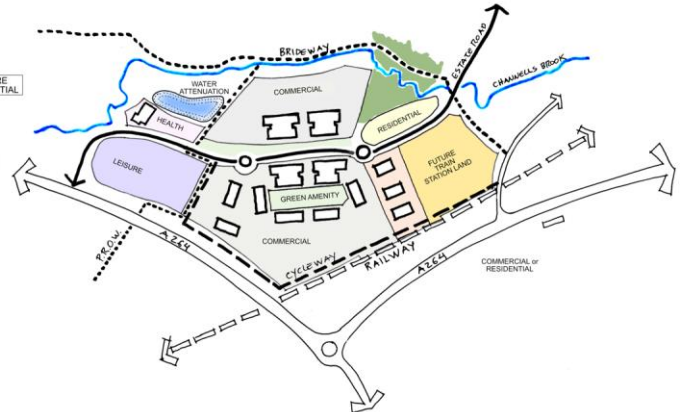
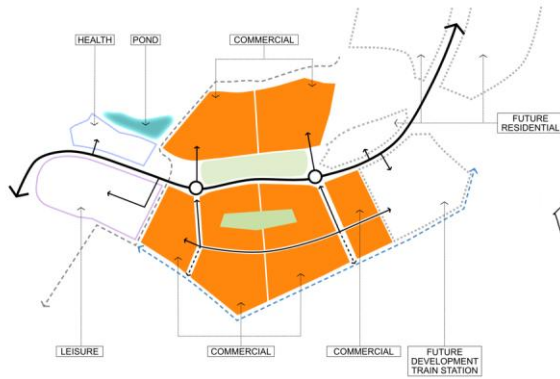
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PLACEMAKING NARRATIVE - OFFICE APPROACH



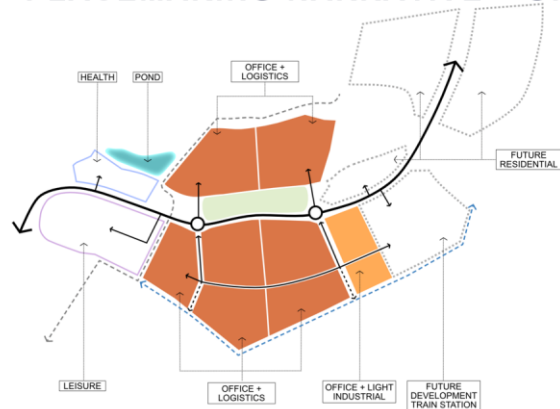
- CONSOLIDATE THE EMPLOYMENT PARCELS IN THE CENTRAL AREA OF THE SITE.
- REMOVE ISOLATED EMPLOYMENT PARCELS.

- CREATE A CONNECTED EMPLOYMENT HUB.
- IDENTIFIED NEED FOR HEALTH FACILITY
- INTRODUCE LEISURE USE

- FUTURE TRAIN STATION LAND MOVED EAST.
- INTRODUCE A TRANSITION USE BETWEEN OFFICE AND STATION LAND.



PLACEMAKING NARRATIVE – OFFICE + LOGISTICS APPROACH



- PROVIDE A FLEXIBLE MASTERPLAN THAT RESPONDS TO LOCAL MARKET NEEDS
- EXPLORE A MIXED EMPLOYMENT HUB
- CONSIDER RANGE OF USES - OFFICE, LOGISTICS, LIGHT INDUSTRIAL, HEALTH & LEISURE.

- DIVERSE RANGE OF USES, PLOT SIZES & BUILDING SIZES.
- CREATE APPEALING & DYNAMIC PLACE FOR A VARIED RANGE & SIZE OF TENANTS, USERS & OCCUPIERS.

- RETAIN POTENTIAL FOR FUTURE TRAIN STATION
- INTRODUCE A TRANSITION USE BETWEEN COMMERCIAL OFFICE AND STATION LAND.



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FLEXIBILITY – AMALGAMATION OF USES

CREATE FLEXIBILITY WITHIN THE MASTERPLAN.

PROVIDE OPPORTUNITY FOR WIDER RANGE OF EMPLOYMENT USES

ENHANCE VIABILITY AND ABILITY TO MEET MARKET DEMANDS.

ENCOURAGE ENGAGEMENT BETWEEN OCCUPANTS

HIGH-QUALITY DESIGN, APPROACH AIMS TO CREATE A VIBRANT AND SUSTAINABLE EMPLOYMENT HUB.

EFFICIENT LAYOUT THAT OPTIMISES MIXED OFFICE LOGISTICS AND LIGHT INDUSTRIAL LAND PARCELS..

A SECONDARY ROAD NETWORK ALLOWS FLEXIBILITY FOR EITHER MASTERPLAN APPROACH TO FACILITATE CARS, DELIVERIES AND ARTICULATED VEHICLES.

THE 'GREENING' OF THE KEY MOVEMENT ROUTES WILL ENHANCE STREETSCAPE AND PROVIDE LANDSCAPE FRAMEWORK TO CATER FOR ALL BUILDING TYPOLOGIES.

DEVELOPMENT LIKELY TO BE A MIX OF BUILDING USES TO PROVIDE THE FLEXIBILITY.

EXPLORING OFFICE APPROACH & A MIXED EMPLOYMENT OFFER.



EVOLVING MASTERPLAN APPROACH



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OFFICE MASTERPLAN ILLUSTRATIVE IMAGES



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OFFICE APPROACH KEY STATISTICS

- Office Space: 46,450 sq.m (same as Outline Planning Consent)
- Leisure Centre: 5,265 sq.m
- Health Facility: 1,900 sq.m
- **Parking Provision: 2,100 spaces**
- **Potential Jobs / Employment: 4,500 persons**

OFFICE + LOGISTICS + LIGHT INDUSTRIAL MASTERPLAN APPROACH



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LOGISTICS + OFFICE MASTERPLAN ILLUSTRATIVE IMAGES



1 - Looking from South with commercial buffer buildings on the right



2 - Looking from East from commercial buffer along the secondary road



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OFFICE, LOGISTICS + LIGHT INDUSTRIAL KEY STATISTICS

- Office, Logistics + Light Industrial: Range from 46,760sq.m to 49,000sq.m
- Leisure Centre: 5,265sq.m
- Health Facility: 1,900sq.m
- **Parking Provision: REDUCED 1,000 to 1,500 spaces**
- **Potential Jobs / Employment: 1,000 to 2600**



INTRODUCE HEALTH CENTRE



- THROUGH CONSULTATION WITH LOCAL STAKEHOLDERS, THE NEED FOR A HEALTH FACILITY WAS IDENTIFIED.
- DURING THE EARLY STAGES OF THE DESIGN DEVELOPMENT FOLLOWING THE OUTLINE APPROVAL, LAND WAS IDENTIFIED FOR A POTENTIAL HEALTH FACILITY.
- LOCATED AT THE ENTRY TO THE MASTERPLAN.
- VISIBLE & ACCESSIBLE TO THE WIDER COMMUNITY.



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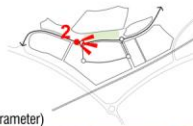
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LEISURE OFFER

- SERVE NEW RESIDENTS & WIDER COMMUNITY
- WORKING WITH AN OCCUPIER TO INTEGRATE APPROACH INTO MASTERPLAN
- POTENTIAL TO BE DELIVERED + OPERATED INDEPENDENTLY FROM WIDER MASTERPLAN.
- KEY COMPONENT TO PROVIDE DIVERSITY OF USES
- LOCATED AT THE ENTRANCE TO THE EMPLOYMENT SITE
- PRIVATE PARKING
- ACCESS FROM PEDESTRIAN AND CYCLE NETWORK.
- TO INCLUDE INDOOR AND OUTDOOR, MULTI-USE SPACE, 3 COURT TENNIS DOME, 3 PADDLE COURTS, SWIMMING POOLS, SPA, CAFÉ & TERRACE.



OPP COMPARISON HEIGHTS



View 2 Comparison (red dashed lines represent the OPP heights parameter)

Business park masterplan



Employment park masterplan



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OPP COMPARISON HEIGHTS



View 3 Comparison

Business park masterplan



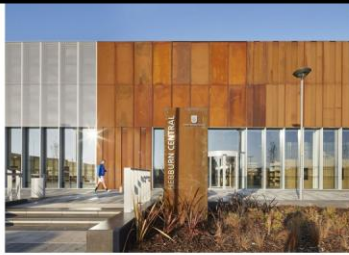
Employment park masterplan



MATERIALITY

The architectural material strategy for the employment masterplan buildings aim to use natural colour tones that complement and enrich the adjacent natural environment and promote a design approach that breaks away with the traditional warehouse facade design, especially for the facades that from key access routes and arrival areas.

- COMBINATION OF CORTEN STEEL, ALUMINIUM CLADDING AND GLASS CURTAIN WALL.
- PROVIDE A MODERN AND ELEGANT FACADE SOLUTION.
- INTRODUCE TEXTURE & LAYERING TO THE FACADES TO CREATE VISUAL INTEREST.
- ACTIVATE PRIMARY FACADES.
- INTRODUCE NATURAL COLOUR TONES THAT AIM TO BLEND WITH AND ENHANCE THE SURROUNDING LANDSCAPE.



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TIMETABLE FOR APPLICATION AND DELIVERY

ESTATE ROAD CONSTRUCTION STARTS
Q2 2026 – SPRING 2028

PLANNING SUBMISSION DECEMBER THIS YEAR

PLOTS BUILT FROM Q1 2027 ONWARDS...



THANK YOU VERY MUCH FOR JOINING US.

ANY QUESTIONS?...



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