

28 July 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

**OUTLINE PLANNING APPLICATION FOR MOWBRAY EMPLOYMENT PARK
PLANNING PORTAL REF. PP-14499431**

We write on behalf of Legal & General (Strategic Land North Horsham) Ltd ('L&G') further to the submission, via the Planning Portal, of an application for outline planning permission for an Employment Park at Mowbray.

Context

Outline Planning Permission was granted for the strategic development of Mowbray (formerly known as Land North of Horsham) in March 2018 as follows (LPA ref. DC/16/1677; 'the OPP'). This included a business park of up to 46,450 sq.m (GIA) of (former) Use Class B1 (office, research and development, light industry) floorspace on land to the west of the railway, north of the A264 ('the Employment Land').

The time limit for the submission of Reserved Matters pursuant to the OPP on the Employment Land has passed. The market for Use Class B1 (now E(g)) floorspace has changed. L&G is therefore seeking a new outline planning permission on the Employment Land for a more diverse range of employment uses still including E(g) but extending this to B2 (general industry) and B8 (storage and distribution).

Additionally, L&G is seeking express permission for a healthcare facility to be located on the Employment Land alongside a commercial leisure facility, both included in the OPP mix of uses but within the Village Centre in Phase 1.

Description of Development

Outline planning permission is sought for:

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) including pharmacy) and commercial leisure.

The development is considered to be EIA Development and is accompanied by an Environmental Statement.

Submission

This application comprises the following:

No.	Report Title	Date/ Reference	Author
01	Application Forms	28 July 2026	Stantec
02	Covering Letter (inc. scope of submission)	28 July 2026	Stantec
03	Planning Statement	24 July 2026	Stantec
04	Site Location Plan	20967-SBR-SW-XX-DR-A-00100 Rev P08	Scott Brownrigg
05	Parameter Plans:		Scott Brownrigg
	Parameter Plan 1: Land Uses	20967-SBR-SW-XX-DR-A-00201 Rev P09	
	Parameter Plan 2: Access and Movement	20967-SBR-SW-XX-DR-A-00202 Rev P07	
	Parameter Plan 3: Building Heights	20967-SBR-SW-XX-DR-A-00203 Rev P07	
06	Illustrative Masterplans:		Scott Brownrigg
	Option 1 Illustrative Masterplan	20967-SBR-SW-XX-DR-A-00301 Rev P06	
	Option 2 Illustrative Masterplan	20967-SBR-SW-XX-DR-A-00302 Rev P06	
	Option 3 Illustrative Masterplan	20967-SBR-SW-XX-DR-A-00303 Rev P06	
07	Context Masterplans:		Scott Brownrigg
	Option 1 Illustrative Context Masterplan	20967-SBR-SW-XX-DR-A-00310 Rev P06	
	Option 2 Illustrative Context Masterplan	20967-SBR-SW-XX-DR-A-00311 Rev P06	
	Option 3 Illustrative Context Masterplan	20967-SBR-SW-XX-DR-A-00312 Rev P06	
08	Detailed Railway Strategic Landscape Buffer Plans:		David Jarvis Associates
	Land South of Railway – West Landscape Proposals	2989-5-2-16-DR-0001-S5-P4	
	Land South of Railway – East Landscape Proposals	2989-5-2-16-DR-0002-S5-P3	
09	Design and Access Statement [SPLIT INTO 19 PARTS OWING TO FILE SIZE]	20967-SBR-SW-XX-RP-A-80002 REVISION 05	Scott Brownrigg
10	Landscape Visual Impact Assessment [SPLIT INTO 2 PARTS OWING TO FILE SIZE]	2 June 2026 (Rev P4)	David Jarvis Associates
11	Arboricultural Impact Assessment/ Tree Survey	14 July 2026 (Rev P2)	David Jarvis Associates
12	Biodiversity Net Gain – Design Report (and BNG Metric)	16 July 2026	Derek Finnie Associates
13	Utilities Report	20 July 2026 (Revision 3)	Hoare Lea

No.	Report Title	Date/ Reference	Author
14	Flood Risk Assessment (including Drainage Strategy) [SPLIT INTO 8 PARTS OWING TO FILE SIZE]	30 June 2026 (Issue 5)	Glanville
15	Transport Assessment [SPLIT INTO 4 PARTS OWING TO FILE SIZE]	30 June 2026 (Issue 5)	Glanville
16	Land Contamination Assessment:		Geo-Environmental
	Desk Study Report [SPLIT INTO 3 PARTS OWING TO FILE SIZE]	22 June 2022 (GE20724-DSR-May22 v2.0)	
	Ground Investigation Report [SPLIT INTO 14 PARTS OWING TO FILE SIZE]	6 December 2022 (GE20724-GR-DEC-22 v2.0)	
	Ground Appraisal Report [SPLIT INTO 2 PARTS OWING TO FILE SIZE]	20 September 2022 (GE20724-GAR-SEPT-22 v2.0)	
17	Minerals Safeguarding Assessment	July 2026	IC Planning
18	Energy and Sustainability Statement	3 July 2026 (Revision 04)	Hoare Lea
19	Heritage Statement	June 2026 (Rev V4.0)	Stantec
20	Statement of Community Involvement	March 2026	Cratus Group
21	Environment Statement		Stantec
	Non-Technical Summary	July 2026	
	Volume 1: Chapters and Figures		
	Volume 2: Appendices		

The application fee of £45,390 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (reference: PP-14499431).

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.

Sincerely,

Stantec UK Limited

Alex Jones

Alex Jones

Director

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