Henrietta House | Henrietta Place | London | W1G 0NB

Planning and Development
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

4th July 2025

Submitted via Planning Portal Reference: **PP-14130832**.

Dear Sir/Madam,

Schroders Campus, Langhurst Wood Road, Horsham, RH12 4PN

FULL PLANNING APPLICATION

On behalf of our client, Schroder Corporate Services Ltd, we enclose submission for full planning permission under Section 62 of the Town and Country Planning Act 1990 (as amended) for the following development at the above detailed site:

> *"Alterations to and part replacement of boundary fencing"*

In support of this application, in addition to this covering statement please find enclosed the following:

- Site Location Plan;
- Existing Site Plan (Area 1);
- Existing Site Plan (Area 2);
- Existing Site Plan (Area 3);
- Existing Site Plan (Area 4);
- Proposed Site Plan (Area 1);
- Proposed Site Plan (Area 2);
- Proposed Site Plan (Area 3);
- Proposed Site Plan (Area 4);
- Existing Elevations (Area 1);
- Existing Elevations (Area 2);
- Existing Elevations (Area 3);
- Existing Elevations (Area 4);

- Proposed Elevations (Area 1);
- Proposed Elevations (Area 2);
- Proposed Elevations (Area 3);
- Proposed Elevations (Area 4);

The Site

The application site (indicated in Figure 1) comprises the Schroders Campus buildings and surrounding areas. The Site Location plan below indicates the four areas where the fencing will be replaced.

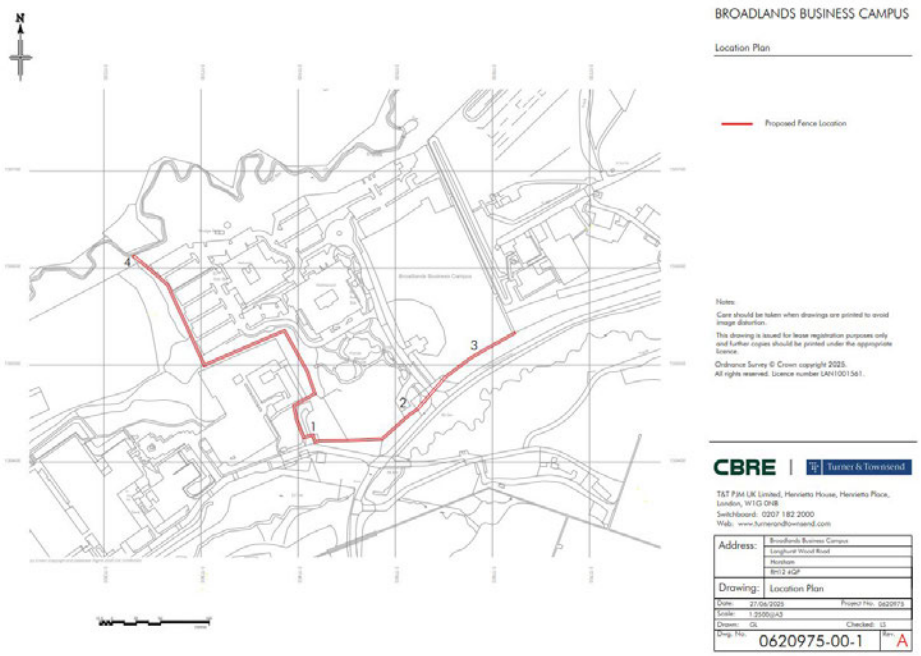

Figure 1 – Site Location Plan

The wider site is broadly square in shape, with the southern boundary fronting Langhurst Wood Road and the northern boundary being delineated by Boldings Brook. The Site is located on the north side of Langhurst Wood Road, approximately 4 miles from the centre of Horsham, to the south. The wider campus is approximately 6.8ha in size, currently hosts two existing large office buildings, Holmwood and Ashurst. Holmwood sits to the front and centre of the site, stands at four storeys in height, constructed predominantly of red brick with terracotta brick detailing, hosting a crowned pitched roof featuring glazed dormers, and an open-air central atrium with a terrace at ground floor level. Ashurst sits to the rear north- western corner of the site, stands at four storeys in height, constructed of similar materials to Holmwood, with a crowned pitched roof.

The site is not statutory or locally listed or within a Conservation Area. The proposals map (2015) confirms the Site is located outside of a built-up area boundary. Although the site is not located within an existing employment allocation area, the site has been identified in the draft Horsham District Local Plan (2019-2036)

as having potential for expansion and intensification of employment uses on the Site.

The topography of the Site is such that there is a significant fall in levels to the rear of the Site, such that the existing building of Holmwood, sits higher than that of Ashurst, which is located towards the north western corner of the Site. The wider site is bound by mature and established boundary hedging and trees to all sides. The access and egress of the Site is via one entrance to the south via Langhurst Wood Road.

The northern extremities of the site fall within Flood Zone 2 (located outside of the planning application boundary) as a consequence of Boldings Brook, albeit this river is set down a significant way below the Site via an existing embankment and the site is not considered to be significantly affected as a consequence.

Surrounding Area

The Site is bounded by Langhurst Wood to the south and existing employment/industrial uses to the east and west. Langhurst Wood Road is characterised by large, detached residential properties as the road runs to the north east. The southern stretch of Langhurst Wood Road is largely rural in character with some existing employment generating uses, namely the Graylands Estate to the eastern side as the road runs south. The wider area is largely rural in character albeit there have been some significant commercial operations historically within the area, with Brookhurst Landfill Site located approximately 250m from the Site to the south.

Proposals

The proposed scheme is detailed in the accompanying documents submitted with this application. There are four areas in the wider perimeter fence where works are proposed:

- **1: Galvanised Palisade Fencing**
  This area has been identified as a potential weak spot in security for pedestrian access. the bank drops away steeply to the river, we have allowed for a fan end. This will allow the end supporting post to be set back from the edge but maintaining security.

- **2. Post Reset**
  Please refer to the image provided in the supporting material for clarification. The post is to be reset to its original position.

- **3. Chestnut Cleft Rail Fencing**
  This area has been identified as a potential weak spot in security due to there being sufficient width to easily drive a vehicle through. The design of this section of proposed fence is to match existing – chestnut cleft rail fencing.

- **4. Prison Mesh Security Fencing Along Front Boundary**
  The current chain link fencing is showing signs of deterioration especially with the concrete posts. The proposal is to replace with a mesh security fence. This will provide superior security over chain link which can be easily compromised. It is a longer lasting product and matches the fencing type used on the adjacent MOD property.

There are areas of existing fencing around the site that are currently unfit for purpose. The application proposals includes the replacement/ repair of some sections of existing fencing which are becoming dilapidated due to age. The existing situation poses security risks to the Schroders Campus. A weak or inadequate fence can be easily breached, allowing intruders and unauthorised access, thereby exposing the business to common crimes such as theft and vandalism. The safety of employees is also a key concern.

In addition, the existing or poorly maintained fence can create a negative impression on visitors, clients, and potential employees.

It is also relevant to note in connection with the consideration of these proposals that '*The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.'* would constitute permitted development under Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) if it were up to 2m in height. We are however applying for planning permission as the proposed extended palisade fencing and new mesh fencing (to replace existing fencing) that is subject to these proposals need to be 2.4m high for security reasons. The existing chain link fencing is 2.2m high. We are also referencing the other works (post reset and chestnut cleft rail fencing) for completeness although understand these should constitute permitted development.

Planning Policy Context and Planning Assessment

We have assessed these proposals with reference to local and national policy requirements and other material considerations. The main considerations are safety and security and design.

Adopted Development Plan

The Horsham District Planning Framework (November 2015) is the adopted Local Plan for the Horsham Council administrative area and sets out the Local Planning Authority's (LPA's) objectives for the plan period.

Local Plan Policy 26 'Countryside Protection' details how development proposals will be considered acceptable where they protect, conserve, and/or enhance the key features and character of the landscape character area in which they are located, including trees. As demonstrated in the supporting plans submitted, the works (with the exception of a short extension to the north west of the campus, which will have a negligible impact on the surrounding context) entail the repair and replacement of existing fencing which is already well established. The nature and extent of the proposals are such they will ensure the surrounding tree canopies remain unaffected by the proposal.

Local Plan Policy 31 'Green Infrastructure and Biodiversity' emphasises the importance of maintaining existing green infrastructure. Again, given the nature and extent of the proposals, we do not consider the proposals will give rise to any such adverse impacts. The construction of the fence will also be carefully executed to avoid any adverse impacts.

Emerging Development Plan

The Horsham District Local Plan 2023-2040 (Regulation 19) was formally submitted to the Planning Inspectorate for examination on Friday 26th July 2024. The Regulation 19 Draft Plan will be a material consideration for the planning application.

Strategic Policy 14 'Countryside Protection' reiterates adopted Local Plan Policy, which states the proposal must be appropriately integrated within the landscape and be of a scale appropriate to its countryside character and location. The pattern of trees is listed as a feature within this. As noted above, the fence has been designed to avoid the nearby tree canopies. While the scale of the fence is above the 2-metre limit as set out in the GDPO to the additional height and footprint of the new fencing will be negligible when compared with the existing situation and would have no effect upon the nearby countryside features.

Strategic Policy 8 'Sustainable Design and Construction' outlines that development proposals should minimise construction and demolition waste, utilise recycled and low-impact materials, and be designed flexibly to enable future modification of use or layout. The removal of existing fencing associated with these proposals

is limited to that necessary from a safety and security perspective. The proposal has been designed to a high standard, incorporating the policy points above. Key design details have been submitted alongside this covering letter.

We consider the proposals accord with the relevant planning policy considerations and, therefore, the development is acceptable in principle and should be approved by Horsham District Council.

If you have any queries regarding this planning application please do not hesitate to contact me, James Middleton (james.middleton@cbre.com) or Graham Timms (graham.timms@cbre.com).

We look forward to receiving receipt of this application.

Yours sincerely

[redacted]

James Middleton

Assistant Planner