



Stantec UK Limited
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West Malling, Kent
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UNITED KINGDOM

3 December 2025

Project/File: 333102644

VIA PLANNING PORTAL

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

Dear Jason,

Reference: Mowbray, Bailey Road Extension - Discharge of Conditions 2 (Bird Hazard Management Plan), 3 (Bus Stop Facilities) & 4 (Cycle Lane Demarcation) of Application Reference DC/23/2328

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in relation to the submission, via Planning Portal, seeking the discharge of Conditions 2, 3 and 4 of the approved Reserved Matters Application of the Bailey Road Extension (application ref. DC/23/2328, dated 4 October 2024; 'the RMA').

Background

The RMA for the Bailey Road Extension was granted with the following description:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission DC/16/1677 for extension of the primary road between Phases 1 and 2, temporary turning head, provision of pedestrian/ cycle paths, SUDS basins and associated landscaping.

The RMA was granted subject to 9 conditions. These include Conditions 2, requiring a Bird Hazard Management Plan to be submitted for approval, 3, requiring details of passenger waiting and information facilities for bus stops, and 4 for details of cycle lane demarcation. Condition 2 is required to be discharged prior to use of attenuation ponds, and Conditions 3 and 4 require discharge before the new road can progress above base course level. The following information has been submitted for the discharge of these conditions.

Condition 2 – Bird Hazard Management Plan

London Gatwick provided comments on February 2024 alongside a template Bird Hazard Management Plan. Condition 2 requires this be completed and submitted for approval prior to use of the attenuation basins within the Site. The form has been completed and is submitted for approval within this application.

Reference: Bailey Road Extension: Conditions 2, 3 and 4 Discharge

Condition 3 – Bus Passenger Facilities

The submitted Bailey Road Extension S38 Bus Stop General Arrangements (MOW-GLA-BRE-PH2-D-C-2103 A3) plan illustrates the proposed provisions for the two bus stops on the northern (eastbound) and southern (westbound) sides of Bailey Road, including the location of the wooden bus shelters and real time passenger information displays.

The level of information this provides in relation to the real time information screens has been agreed with West Sussex County Council Highways prior to the submission of this application.

Condition 4 – Cycle Lane Demarcation

The reason for the condition is given to secure details of the separation of the cycleway from the adjacent footpath.

Insofar as they relate to the cycleway, the submitted plans provide details of surfacing materials (asphalt concrete), sections details for the design of the cycleway where crossing the bellmouth junction, and the location and design of road markings and signage.

The details submitted for Condition 4 have also been agreed with West Sussex County Council Highways prior to the submission of this application.

Submission

This application for the discharge of Conditions 3 and 4 of RMA ref. DC/23/2328 comprises the following:

- Application Form (dated 3 December 2025)
- Covering Letter (dated 3 December 2025)

Condition 2

- Bird Hazard Management Plan (dated 3 December 2025)

Condition 3

- Bailey Road Extension S38 Bus Stop General Arrangements (MOW-GLA-BRE-PH2-D-C-2103 A3)

Condition 4

- Bailey Road Extension S38 Signs and Lines Plan (MOW-GLA-BRE-PH2-D-C-2151 A6)
- Bailey Road Extension S38 Permanent Raised Crossing (MOW-GLA-BRE-PH2-D-C-2801 A1)
- Bailey Road Extension S38 Surface Finishes Layout (MOW-GLA-BRE-PH2-D-C-2111 A6)

The application fee of £383.00 (inclusive of the £85 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-14481243).

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.

We trust the details submitted are sufficient to discharge the conditions, though please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Reference: Bailey Road Extension: Conditions 2, 3 and 4 Discharge

Yours sincerely,

Stantec UK Limited

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Planner

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cc. Alex Jones