



James Taylor
Stantec UK Limited
2 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AQ

**Mowbray Development Site, Old Holbrook, Horsham, West Sussex
Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.**

Your application DC/25/1543 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



**Horsham
District
Council**

James Taylor
Stantec UK Limited
2 Kings Hill Avenue
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West Malling
ME19 4AQ

Application Number: DC/25/1543

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Legal & General (Strategic Land North Horsham) Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.

Mowbray Development Site, Old Holbrook, Horsham, West Sussex

to be carried out in accordance with Application No. DC/25/1543 submitted to the Council on 06/10/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 02/07/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	Refuse Vehicle Tracking	MOW-RMA2-PH2-6208 REV P3	24.09.2025
Plans	Refuse Vehicle Tracking	MOW-RMA2-PH2-6207 REV P3	24.09.2025
Plans	Refuse Vehicle Tracking	MOW-RMA2-PH2-6206 REV P3	24.09.2025
Plans	Refuse Vehicle Tracking	MOW-RMA2-PH2-6205 REV P3	24.09.2025

Plans	Refuse Vehicle Tracking	MOW-RMA2-PH2-6204 REV P3	24.09.2025
Plans	Tanker Tracking	MOW-RMA2-PH2-6209 REV P3	24.09.2025
Plans	Large Car Tracking	MOW-RMA2-PH2-6210 REV P2	24.09.2025
Plans	Large Car Tracking	MOW-RMA2-PH2-6211 REV P2	24.09.2025
Plans	Pedestrian and Cycle Routes	MOW-RMA2-PH2-SK02 REV P4	24.09.2025
Plans	General Arrangement Sheet 1 of 3	MOW-RMA2-PH2-1001 REV P12	19.06.2026
Plans	General Arrangement Sheet 2 of 3	MOW-RMA2-PH2-1002 REV P13	19.06.2026
Plans	General Arrangement Sheet 3 of 3	MOW-RMA2-PH2-1003 REV P14	19.06.2026
Plans	Roundabout 1 Geometry	MOW-RMA2-PH2-1004 REV P5	24.09.2025
Plans	Roundabout 2 Geometry	MOW-RMA2-PH2-1005 REV P5	24.09.2025
Location plan	Long Sections	MOW-RMA2-PH2-1006 REV P5	06.10.2025
Plans	Long Sections Sheet 1 of 5	MOW-RMA2-PH2-1007 REV P4	06.10.2025
Plans	Long Sections Sheet 2 of 5	MOW-RMA2-PH2-1008 REV P4	06.10.2025
Plans	Long Sections Sheet 3 of 5	MOW-RMA2-PH2-1009 REV P4	06.10.2025
Plans	Long Sections Sheet 4 of 5	MOW-RMA2-PH2-1010 REV P4	06.10.2025
Plans	Long Sections Sheet 5 of 5	MOW-RMA2-PH2-1011 REV P4	06.10.2025
Plans	Levels Sheet 1 of 3	MOW-RMA2-Ph2-1012 REV P4	15.01.2026
Plans	Levels Sheet 2 of 3	MOW-RMA2-Ph2-1013 REV P4	15.01.2026
Plans	Levels Sheet 3 of 3	MOW-RMA2-Ph2-1014 REV P5	15.01.2026
Plans	Visibility Splays Sheet 1 of 3	MOW-RMA2-PH2-1015 REV P3	24.09.2025
Plans	Visibility Splays Sheet 2 of 3	MOW-RMA2-PH2-1016 REV P3	24.09.2025
Plans	Visibility Splays Sheet 3 of 3	MOW-RMA2-PH2-1017 REV P4	24.09.2025
Plans	Adoption Plan Sheet 1 of 3	MOW-RMA2-PH2-1018 REV P3	15.01.2026
Plans	Adoption Plan Sheet 2 of 3	MOW-RMA2-PH2-1019 REV P3	15.01.2026

Plans	Adoption Plan Sheet 3 of 3	MOW-RMA2-PH2-1020 REV P4	15.01.2026
Plans	HGV Tracking	MOW-RMA2-PH2-6201 REV P3	24.09.2025
Plans	HGV Tracking	MOW-RMA2-PH2-6202 REV P3	24.09.2025
Plans	Bus Tracking	MOW-RMA2-PH2-6203 REV P3	24.09.2025
Plans	Lighting	2898-5-5-FRN-0005-S5 REV P5	15.01.2026
Plans	Litter Bin	2898-5-5-FRN-0007-S5 REV P4	24.09.2026
Plans	Timber Bollard	2898-5-5-FRN-0009-S5 REV P4	24.09.2025
Plans	Self Binding Gravel	2898-5-5-SUR-0002-S5 REV P4	24.09.2025
Plans	Tree Planting Details	2898-5-5-VEG-0001-S REV P6	24.09.2025
Plans	Tree Planting Details	2898-5-5-VEG-0002-S5 REV P6	15.01.2026
Plans	Tree Planting Details	2898-5-5-VEG-0003-S5 REV P5	24.09.2025
Plans	Tree Protection Plan	2898-2-17-DR-0001-S5 REV P4	19.06.2026
Plans	General Arrangement	2898-2-20-DR-0001-S5 REV P8	19.06.2026
Plans	Planting Proposals 1 of 6	2898-5-2-20-DR-0002-S5 REV P8	19.06.2026
Plans	Planting Proposals 2 of 6	2898-5-2-20-DR-0003-S5 REV P7	17.03.2026
Plans	Planting Proposals 3 of 6	2898-5-2-20-DR-0004-S5 REV P7	17.03.2026
Plans	Planting Proposals 4 of 6	2898-5-2-20-DR-0005-S5 REV P7	17.03.2026
Plans	Planting Proposals 5 of 6	2898-5-2-20-DR-0006-S5 REV P7	17.03.2026
Plans	Planting Proposals 6 of 6	2898-5-2-20-DR-0007-S5 REV P8	19.06.2026
Plans	Indicative Planting Palette	2898-5-2-20-DR-0009-S0 - 2898-5-2-20-DR-0008-SO REV P1	24.09.2025
Plans	Indicative Surfaces, Boundaries And Furniture Palette	2898-5-2-20-DR-0010-S0 REV P2	24.09.2025
Plans	Anti-Climb Fence	2898-5-5-BND-0001-S5 REV P5	24.09.2025
Plans	Typical Estate Railing & Hedge	2898-5-5-BND-0004-S5 REV P4	24.09.2025

Plans	Timber Cleft 3 Rail With Dog Proof Stock Netting	2898-5-5-BND-0007-S5 REV P5	24.09.2025
Plans	Benches, Seats And Picnic Tables	2898-5-5-FRN-0001-S5 REV P5	24.09.2025
Plans	Dog Waste Bin	2898-5-5-FRN-0004-S5 REV P4	24.09.2025
Plans	Cycleway	25-286-2D	15.01.2026
Location plan		19003-SBR-SW-XX-DR-A-00002 REV 10	24.09.2025
Plans	Typical Substation	19003-SBR-SW-XX-DR-A-83001 REV 4	06.10.2025
Supporting Statement	Landscape	2898-5-4-LS-2002-S5-P2	15.01.2026
Supporting Docs	Landscape and Ecological Management Plan	2898-5-4-LM-0004-S5-P2 RMA2 Employment Road LEMP 110226 REV P4	17.03.2026
Supporting Docs	Landscape Specification	2898-5-4-SP-0001-S5-P2	15.01.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** The development hereby approved shall be provided in accordance with the phasing outlined in the General Arrangement Phasing Plan (ref: DR-0018 S5-P1). Prior to commencement of any phase, any ground clearance, or bringing equipment, machinery or materials onto the site, shall be completed following the preliminaries set out below:
- (a) All trees on the site shown for retention on approved drawing Tree Protection Plan ref: 2898-2-17 drawing no. DR-0001 Version S5-P3 - Revision P2 - dated 23/12/26, as well as those off-site whose root protection areas ingress into the site, shall be protected throughout in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [David Jarvis Associates Arboricultural Method Statement and Arboricultural Site Supervision report number SCD1005 ref: 2898-2-17 TD-0001 Version S5-P2 Employment Road (RMA2) Revision P2 - dated 15/12/26.
 - (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
 - (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence on the Walton Land (shown on drawing no 2898-5-6-5-DR-0002 P1) until the Walton Land has been bound to comply with the terms of the s106 Agreement (dated 30th June 2026) relating to this Planning Permission by a supplementary planning agreement.

Reason: To ensure that the Walton Land is bound to the obligations under the legal agreement approved for this application in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** Details of the passenger waiting and information facilities for the bus stop shall be submitted to and approved by the Local Planning Authority in writing prior to the use of the road hereby approved by public traffic. The approved details shall be installed prior to the first use of the road by buses.

Reason: To secure details of the facilities at the proposed bus stops in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** The roads hereby approved shall not be constructed above base course level until the means of cycle lane demarcation for the cycle lanes as shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The details once approved shall thereafter be installed prior to the road opening to public traffic.

Reason: To secure the details by which the cycle lanes will be segregated from the adjacent footway in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** Prior to the commencement of the SUDS features, construction drawings of the sustainable drainage components and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed Flood Risk Assessment by Glanville, 19th December 2025, Issue 3 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed SUDS features shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy.

- 8 **Pre-Commencement Slab Level Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);

- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 9 **Pre-Occupation Condition:** The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
- I. a timetable for its implementation,
 - II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
 - III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy.

- 10 **Post Completion Condition:** Upon completion of the SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the SUDS features have been constructed in accordance with the details approved pursuant to Condition 7. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Local Planning Policy.

- 11 **Regulatory Condition:** The development hereby approved shall be implemented in accordance with the Construction Environment Management Plan (Phase 2 Site Wide and Employment Road Appendix) received on the 8th May 2026.

Reason: To mitigate construction impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The Bird Hazard Management Plan dated 07 January 2026 shall be implemented as approved upon completion of the SUDS and shall remain in force for the life of the SUDS. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the SUDS in order to mitigate bird hazard and avoid endangering the safe movements of aircraft and the operation of London Gatwick through the attractiveness of birds.

- 13 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Chapter 12 Ecology Environmental Statement (Stantec, September 2025) and the Ecological Letter Response (Derek Finnie Associates, 9th January 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 14 **Regulatory Condition:** The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the completion of the Primary Road. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** The proposal shall be implemented in accordance with the approved Employment Road - Landscape and Ecological Management Plan (December 2025)

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [David Jarvis Associates Arboricultural Method Statement and Arboricultural Site Supervision report number SCD1005 ref: 2898-2-17 TD-0001 Version S5-P2 Employment Road (RMA2) Revision P2 - dated 15/12/26].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 07:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

[Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at

<https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant

The Applicant is advised to contact West Sussex County Council to enter into a permissive use agreement for those proposed cycle and foot ways that are to be available for public use but are not being offered for adoption as public highway nor dedicated as public rights of way.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.