

4 August 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

Reference: Application to Discharge Conditions 7 and 9 of Full Planning Permission reference DC/25/1543 (Employment Land Road) - Drainage

We write on behalf of Legal & General (Strategic Land North Horsham) Limited regarding our application seeking the discharge of Conditions 7 and 9 of Full Planning Permission reference DC/25/1543 (dated 2 July 2026) for the 'Employment Land Road'.

Context

Conditions 7 and 9 of the Planning Permission require;

- 7. 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.***
- 9. 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***

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statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

A plan providing layout, details and section of the SuDS basin within the north-west of the Employment Land Road application area is submitted as part of this application. This is to satisfy the first arm of Condition 7 in its requirement for details of proposed sustainable drainage components, and part II of Condition 9.

In regard to construction methodology for all SuDS infrastructure that will not be adopted, the following is proposed in sequence:

1. The pond footprint, extents and formation levels will be set out in accordance with the approved drawings
2. Topsoil that will be excavated to create the SuDS basin will be stripped and stockpiled in a designated location within the Mowbray development for re-use elsewhere within Mowbray
3. Bulk earthworks will be carried out to excavate the pond to approved design levels, gradients and profiles
4. Inspection and approval of the formation levels and pond geometry by the consultant / engineer
5. Low-flow channels and internal pond features will be constructed in accordance with approved designs
6. Retained topsoil to be reinstated and spread within designated areas surrounding the SuDS basin where required
7. Upon completion, an as-built survey will be conducted to confirm that the pond has been constructed in accordance with approved design, including ensuring sufficient storage volumes.

A Phase 2 SuDS Management and Maintenance Plan is enclosed which provides a timetable for implementation of the drainage infrastructure, and the proposed management and maintenance details for the pipe network, inspection chambers, gullies, attenuation basins, crates, and headwalls, outlets and controls.

The RMA2 S38 Agreement Plans and the S104 Agreement Plans are submitted for completeness and information only to illustrate the management and maintenance responsibilities for the various elements of the drainage infrastructure. The latter has been approved by sewerage undertaker, whilst the former have not and may therefore be subject to some change.

Construction of the drainage infrastructure is expected from August 26 to December 27.

Submission

This application is comprised of the following:

- Application Form (dated 4 August 2026)
- Covering Letter (dated 4 August 2026)
- RMA2 - Employment Land Pond 7a Sections (MOW-RMA2-PH2-1220 T2)

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- Phase 2 – SuDS Management and Maintenance Plan (17 July 2026)
- S104 Agreement Plans
 - S104 Agreement Plan Sheet 1 of 4 (MOW-RMA2-PH2-3501 A4)
 - S104 Agreement Plan Sheet 2 of 4 (MOW-RMA2-PH2-3502 A4)
 - S104 Agreement Plan Sheet 3 of 4 (MOW-RMA2-PH2-3503 A4)
 - S104 Agreement Plan Sheet 4 of 4 (MOW-RMA2-PH2-3504 A2)
- S38 Agreement Plans
 - S38 Agreement Plan Sheet 1 of 3 (MOW-RMA2-PH2-2100 A4)
 - S38 Agreement Plan Sheet 2 of 3 (MOW-RMA2-PH2-2101 A4)
 - S38 Agreement Plan Sheet 3 of 3 (MOW-RMA2-PH2-2102 A4)

The application fee of [REDACTED] has been paid via the Planning Portal (Reference: PP-15095707).

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

[REDACTED]

James Taylor
Planner

[REDACTED]
[REDACTED]

stantec.com/uk

c. Alex Jones (Stantec)

Mark Wild (L&G)