

29 April 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

Reference: Application for Discharge of Condition 2 of Reserved Matters Application DC/22/1026: Sports Hub Archaeology

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('**L&G**') further to our submission seeking the discharge of C2 of Reserved Matters approval DC/22/1026 for the Sports Hub and access thereto relating to archaeological trial trench evaluation results for the access and SUDS basin.

Context

The OPP was granted permission 1 March 2018 for the following works, subject to conditions:

'Outline planning application with all matters reserved except access for a mixed-use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'

Condition 22 of the OPP requires:

- 22. No development within a Reserved Matters Area shall be commenced until a programme of archaeological work following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016 has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved, in writing, by the Local Planning Authority.**

A Written Scheme of Investigation ('**WSI**') was submitted to Horsham District Council ('**HDC**') and approved on 9 July 2019 (reference DISC/19/0182) for the evaluation trenching of the Principal Access Works, Sub Phases 1A to 1D and the Sports Hub. Archaeological works for the Sports Hub were subsequently undertaken between 2 September and 4 October 2019 in accordance with the WSI. The

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Archaeological Evaluation Report that detailed the findings of these works was submitted to HDC and approved 21 June 2023 (reference DISC/23/0122).

A Reserved Matters Application for the Sports Hub was submitted to HDC and approved 22 December 2022 subject to conditions (reference DC/22/1026; the '**2022 RMA**').

The 2022 RMA included the Sports Sub Phase as per the OPP approved Phasing Plan (drawing ref. 2153A-507E) up to the Bush Lane bridleway. It also included land to the east falling within the Employment Land to provide access to the Sports Hub from the Left-In, Left-Out junction with the A264 and associated SUDS basin.

Whilst the main field comprising the Sports Hub was subject to trial trenching in accordance with an agreed WSI and discharged in full pursuant to OPP Condition 22 (see above), the access and SUDS basin to the east had not been completed at the time of approval of the 2022 RMA. The WSI and subsequent results for this area have since been submitted and approved pursuant to OPP Condition 22 (see DISC/22/0297 and DISC/23/0101). However, C2 of the 2022 RMA requires, in effect, a duplicate submission to Condition 22. The same information is now submitted to discharge Condition 2 of the 2022 RMA in full.

Condition 2 of the 2022 RMA requires:

2. ***The Sports Hub access and adjacent SUDS basin to the east of Chennells Brook shall not be commenced until the archaeological site investigation and post investigation assessment has been completed with the programme set out in the approved Written Scheme of Investigation and that provision of analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.***

For clarity, the Sports Hub access and SuDS basin referred to in Condition 2 above do not fall within the red line boundary of the new Reserved Matters approval for the revised Sports Hub scheme (reference DC/26/0012; the '**2026 RMA**').

Submission

It is therefore necessary to submit the WSI and Archaeological Evaluation Report approved under DISC/22/0297 and DISC/23/0101 respectively for approval. All relevant information submitted under those applications are enclosed within this submission to satisfy the requirements of RMA condition 2. This application comprises the following:

- 01 Application Form (dated 29 April 2026)
- 02 Covering Letter (dated 29 April 2026)
- 03 Project specification for an archaeological evaluation, Mowbray Land at North Horsham, West Sussex Land Parcels 1-3 (September 2022)
- 04 Archaeological Evaluation, Mowbray Land at North Horsham, West Sussex Land parcels 1, 2 (part) and 3 (March 2023)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14863487).

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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

James Taylor

James Taylor

Planner

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cc. Alex Jones (Stantec)

Robert Thompson (L&G)