

DRAINAGE STATEMENT

Mowbray, North Horsham, West Sussex
Sports Hub



Prepared for: Legal & General (Strategic Land North Horsham) Limited
Ref: 244_8220585_CS_SH_Drainage_Statement

Document History

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1	14 Nov 25	Issue 1	C Salt	J Birch
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1.0 Introduction

- 1.1 This Drainage Statement has been prepared by Glanville Consultants on behalf of Legal & General (Strategic Land North Horsham) Limited to support an application for the approval of reserved matters for the provision of a Sports Hub within the Mowbray development, North Horsham, West Sussex. The description of development is as follows:

"Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access road, landscaping, foot/cycle paths, car and cycle parking, drainage including drainage basins, and associated infrastructure"

- 1.2 Outline planning permission was granted in March 2018 for the following development on Land North of Horsham (planning application reference: DC/16/1677):

"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 46,450m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure."

- 1.3 The approval of reserved matters was granted in December 2022 for the provision of a Sports Hub (planning application reference: DC/22/1026) described as follows:

"Reserved Matters Application for the provision of a Sports Hub including access, a substation, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, realignment of Chennells Brooks and a foul pump station, pursuant to Condition 5 of approved outline application DC/16/1677 (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)."

- 1.4 Elements of this application, including one SuDS basin, re-alignment of Channells Brook, and some access works have been implemented within the two years required by Condition 4 of the original outline planning permission. The permission therefore remains extant and could be implemented in full.

- 1.5 The above approval for the Sports Hub excluded the Sports Pavilion for which the approval of reserved matters was subsequently granted in April 2024 (planning application reference: DC/23/1980) described as follows:

"Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Pavilion."

- 1.6 The Sports Hub is now to be occupied by Roffey Football Club who currently reside at their existing ground on Bartholomew Way, on the south side of the A264. To gain approval for the changes required by Roffey Football Club, a new application for the approval of reserved matters is to be submitted. Changes to the proposals for the Sports Hub include:

- Alterations to the pavilion building.
- The addition of 2No. covered stands with turnstile entrances.
- The provision of external toilets to serve the covered stands.
- Changes to fencing and other boundary treatments.

- 2No. MUGAs merged into one and changed to 3G surfacing.
- Cricket wickets reduced from 6 no. to 2no.

- 1.7 No changes are proposed to the access arrangements, car parking, the other 2No. MUGAs, skate park, mountain bike track, or SuDS basin.
- 1.8 A Drainage Statement was prepared by Stantec for the original application for approval of reserved matters for the provision of a Sports Hub (reference: DC/22/1026).
- 1.9 This Drainage Statement for the new application for approval of reserved matters for the Sports Hub describes the proposed changes required to accommodate Roffey Football Club and demonstrates that the changes are acceptable in drainage terms.
- 1.10 Condition 17 of the outline planning permission (with wording as subsequently amended via a Section 96a application reference: DC/19/0984) related to the site-wide surface water strategy principles and was discharged in 2019 (application reference: DISC/19/0214).
- 1.11 It is acknowledged that since outline planning permission was granted various updates have been published for the national flood risk mapping and National Planning Policy Framework (NPPF). However, the subsequent changes in both the mapping and planning policy do not affect the Sports Hub application, given the principles of flood risk and surface water drainage were established as part of the outline planning permission and approved site-wide drainage strategy.
- 1.12 Condition 54 of the outline planning permission states:
- "Each Reserved Matters application shall be accompanied by a Detailed Surface Water Strategy demonstrating how the principles established in the approved Site Wide-Surface Water Strategy will be achieved within the area covered by that Reserved Matters Application and shall include details of all Sustainable Drainage Systems (SuDS) and their catchment areas and the location, size and appearance of all features such as ponds, basins and swales, details of critical stormwater storage, details of any surface water sewers, the timing of delivery of the infrastructure necessary to deliver the Detailed Surface Water Strategy and details of long-term management and maintenance of the surface water drainage systems, as well as any temporary measures necessary to facilitate development until the approved surface water drainage strategy is provided in full. The development shall be implemented in accordance with the approved Detailed Surface Water Strategy and thereafter managed and maintained in accordance with the approved details."*
- 1.13 Condition 55 of the outline planning permission states:
- "Each Reserved Matters application shall be accompanied by a foul water drainage scheme (including implementation timetable) for that Reserved Matters Area. The approved foul water drainage scheme shall be implemented for each Reserved Matters Area as approved and no development in that Reserved Matters Area shall be occupied until the foul water drainage system has been completed in accordance with the approved details."*

2.0 Existing Situation

Site Context

- 2.1 The wider Mowbray development at North Horsham is currently under construction with various applications for the approval of reserved matters for individual infrastructure elements and sub-phases, both under consideration and determined. Prior to development, the wider Mowbray site had a mix of uses, including agricultural land and associated buildings, and dwellings.
- 2.2 The application site is located within the Mowbray development to the north of the A264, east of the Rusper Road Roundabout and west of the Moorhead Roundabout. A location plan showing the extent of the application site edged in red is provided in Appendix A.
- 2.3 The application site primarily comprises previously undeveloped land used in the past for agricultural purposes.

Local Highways Network

- 2.4 The principal access to the employment land and Phase 2 of the Mowbray development beyond is taken from the A264 dual carriageway, roughly midway between the Rusper Road roundabout, to the west, and the Moorhead roundabout, to the east. A new left-in / left-out signal-controlled junction has recently been constructed on the A264 together with a short section of primary road that will provide access into the employment land and beyond. A plan showing the left-in / left-out junction and the extent of primary road that has been constructed is provided at Appendix B. These works were constructed under a combined Section 38 / 278 agreement with West Sussex County Council as local highway authority, with the primary road to be offered for future adoption as public highway.
- 2.5 Also now constructed is a short section of private access road that leads northwards from the primary road at a point some 100m north of the A264 left-in / left-out junction that crosses Channells Brook and provides access to the Sports Hub development parcel.

Existing Drainage Infrastructure

- 2.6 No existing drainage infrastructure is known to have been located within the agricultural field.
- 2.7 Channells Brook is located along the southern boundary of the application site, flowing east to west. A tributary of Channells Brook is located along the western boundary of the application site, flowing from north-east to south-west towards a confluence with Channells Brook.
- 2.8 Various drainage infrastructure has also been constructed within the wider application site.
- 2.9 The vehicular access to the Sports Hub area crosses Channells Brook. A box culvert has been constructed as part of the left-in / left-out access works to facilitate the vehicular access to the sports hub area. A section of foul water rising main has also been constructed as part of these works. This rising main will be linked to a foul water pumping station (FWPS3) located to the east within the employment land, and which serves Phase 2 and the employment land. These works all formed part of the previous approved Sports Hub reserved matters application DC/22/1026).

- 2.10 There is a 300mm diameter foul sewer to the north and west of the Sports Hub site, situated on the north bank of the tributary of Channells Brook. This discharges into a foul water pumping station (FWPS1) which has been constructed as part of the wider Mowbray development, and is located to the west of the Sports Hub. FWPS1 is subject to a S. 104 adoption agreement with Southern Water. Foul water flows are then pumped into a new sewer crossing the A264 to connect into a new sewer leading into Horsham. The part of the sewer south of the A264 has been adopted by Southern Water.



3.0 Proposed Development

Overview

- 3.1 The approval of reserved matters was granted in December 2022 for the provision of a Sports Hub (planning application reference: DC/22/1026). The approved layout is provided at Appendix C. This excluded the Sports Pavilion for which the approval of reserved matters was subsequently granted in April 2024 (planning application reference: DC/23/1980). A drawing showing details of the approved Sports Pavilion is also provided at Appendix C.
- 3.2 A Drainage Statement was prepared by Stantec for the original application for approval of reserved matters for the provision of a Sports Hub (reference: DC/22/1026).
- 3.3 Discussions are ongoing between Legal & General (Strategic Land North Horsham) Limited and Roffey Football Club (FC), who currently reside at their existing ground on Bartholomew Way on the south side of the A264, for the occupation of the Sports Hub. To gain approval for the changes required by Roffey Football Club, a new application for the approval of reserved matters is to be submitted. Changes to the proposals for the Sports Hub include:
- Alterations to the pavilion building.
 - The addition of 2No. covered stands with turnstile entrances.
 - The provision of external toilets to serve the covered stands.
 - Changes to fencing and other boundary treatments.
 - 2No. MUGAs merged into one and changed to 3G surfacing.
- 3.4 No changes are proposed to the access arrangements, car parking, servicing, the other 2No. MUGAs, grass football / cricket pitch, skate park, mountain bike track, or SuDS basin.
- 3.5 Drawings showing the revised proposals for the Sports Hub are provided at Appendix D and are described below. The description of development is as follows:

"Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access road, landscaping, foot/cycle paths, car and cycle parking, drainage including drainage basins, and associated infrastructure"

4.0 Surface Water Drainage

4.1 This section provides details of the proposed disposal arrangements for surface water run-off generated by the proposed development within the application site in accordance with Condition 54 of the outline planning permission. This condition requires each reserved matters application to demonstrate the principles set out in the site-wide surface water drainage strategy, approved through the discharge of Condition 17 of the outline consent (application reference: DISC/19/0214). As such, this strategy has been prepared with reference to the approved Site-Wide Surface Water Strategy Report (Rev. A, dated August 2019).

4.2 This section also demonstrates compliance with the Drainage Statement approved under the previous Reserved Matters application for the Sports Hub area (DC/22/1026).

4.3 The Sports Hub area is a single catchment area which will discharge to a single outfall point.

4.4 The proposed surface water drainage strategy is illustrated on the Technical Layout drawing provided at Appendix E.

4.5 This strategy has been prepared with reference to the approved Site Wide Surface Water Strategy Report (Rev. A, August 2019), including the following principles.

Surface Water Outfall

4.6 The site-wide surface water drainage strategy established in accordance with the drainage hierarchy that all discharges from the development will be to the local network of watercourses running through and around the site.

4.7 Given the above, it is proposed to discharge surface water run-off generated by the catchment to Channells Brook located adjacent to the southern site boundary, as per the existing situation. Ordinary Watercourse Consent has been granted for this headwall outfall by West Sussex County Council.

Impermeable Areas

4.8 The site-wide surface water drainage strategy calculated impermeable areas based on housing density within each drainage catchment, with an additional allowance for highway infrastructure, where appropriate.

4.9 The impermeable area for the Sports Hub has been calculated at 1.650 ha based on the actual site layout provided at Appendix D.

4.10 No allowance for urban creep has been included as it is not a residential development.

Discharge Rate Approach

4.11 The site-wide surface water strategy employed a staged discharge approach to restrict discharge from the development to the greenfield run-off rates – Q1 for the 1 in 1 year event and Q100 for the 1 in 100 year plus climate change event. This strategy has been approved and Condition 17 discharged accordingly.

- 4.12 The approved reserved matters surface water strategy restricted flows to QBAR. As such, it is proposed to restrict flows to QBAR.
- 4.13 Based on the ICP SuDS Manual, QBAR is 5.7 l/s/ha. Calculations are provided in Appendix F.
- 4.14 Utilising the impermeable area calculated for the catchment (1.650 ha) and greenfield run-off rate detailed in Table 1, the greenfield QBAR rate has been determined at 9.4 l/s.

Rainfall Data and Climate Change

- 4.15 The latest FEH 2022 dataset has been adopted
- 4.16 Condition 17 of the outline application states that a 20% allowance for the effects of climate change should be assessed for surface water drainage systems. The DC/22/1026 application also utilised a 20% climate change allowance. As such, a 20% climate change allowance has been used.
- 4.17 Condition 17 of the outline application also states that an exceedance event equivalent to the 1 in 100 year plus 40% climate change event should also be assessed for surface water drainage systems. As such, this event has been modelled for the drainage system serving the catchment, with its outputs discussed later in this report.

Storage

- 4.18 It is proposed to attenuate flows within an attenuation basin, supplemented with storage within the porous sub-base of the proposed parking bays, the porous sub-base of the MUGAs, 3G pitch and artificial grass pitch, and geo-cellular storage crates located in the car park. This follows the strategy approved under application DC/22/1026.

Hydraulic Calculations

- 4.19 InfoDrainage hydraulic calculations for the proposed surface water drainage infrastructure are included in Appendix F.
- 4.20 In the 1 in 100 year storm event with 20% climate change no flooding occurs except for a small volume of flooding (3.6m³) at manhole S2 at the low point in the road. This occurs in the 120 minute duration event only. This volume of flooding would be contained within the kerbs, reaching a depth no greater than 125mm, and lasts for approximately 10 minutes according to the modelling results, before draining via the gullies into the below ground network. As such, it poses no risk to the site users and does not increase flood risk off-site. No other flooding occurs in this event. The calculations therefore demonstrate that the surface water drainage network and attenuation storage can accommodate the 1 in 100 year plus 20% climate change storm, without risk to site users and without increasing flood risk off-site.
- 4.21 It should also be noted that "Surcharge" occurs in the 1 in 2 year event upstream of all flow controls and in the vicinity of storage structures; this is necessary due to water backing up upstream of the flow controls.

4.22 The InfoDrainage model has also been run in the 100 year plus 20% climate change event with a surcharged outfall in order to represent the condition that Channells Brook would be in when in flood. The worst-case flood level of 51.215 mAOD has been used to model a surcharged outfall at the surface water outfall. This flood level is based on the 1 in 100 year plus climate change event modelling that was approved as part of the Left-In Left Out / Sports Hub reserved matters application (DC/22/1026). Calculations are included at Appendix G. The following results were found:

- no flooding of the network upstream of the basin occurs;
- flooding of the basin occurs, whereby flows will overtop the basin at the lower western end, before flowing overland into Channells Brook and away from buildings and access routes;
- no flooding occurs around the outfall location; and
- there is no increase in flow rates off-site.

4.23 As such, there is no risk to the Sports Hub in this scenario, and no increase in flows off-site.

Adoption and Maintenance Measures

4.24 All new surface water infrastructure will be designed and constructed in accordance with the Building Regulations, adoptable standards, and best practice, as appropriate.

4.25 Surface water drainage infrastructure, including the attenuation basin, will remain private and be the responsibility of a management company and/or Roffey Football Club.

4.26 The SuDS Management and Maintenance Plan provided at Appendix H outlines typical maintenance tasks for drainage infrastructure within the Sports Hub. This plan will be implemented by the management company and/or Roffey Football Club upon completion of the related drainage works associated with the Sports Hub.

Exceedance Flow Routes

4.27 Any surface water flooding caused by system failure or during extreme events above the design event which may overload the drainage infrastructure proposed across the application site will be routed away from the pavilion building, with levels generally designed to fall away from the pavilion building in all directions to the northern, western and southern boundaries of the site, to the network of existing watercourses. Exceedance flows within the car park and highway will be contained within the proposed highway, before overtopping in extreme events and flowing overland to the network of watercourses, as per the existing situation. An exceedance flow plan is included in Appendix I.

4.28 In addition, an exceedance event of the 1 in 100 year + 40% climate change event has been run within the InfoDrainage model to determine how the proposed drainage infrastructure operates during exceedance and to validate this assessment. The following results were found:

- the freeboard within the basin reduces to 172mm, however no overtopping of the basin occurs; and
- small volumes of flooding occur at the low point along the access road (manhole S2), and manhole S8 just upstream of the basin. Flood waters will travel overland as shown on the exceedance plan in Appendix I, towards the watercourse and away from buildings and access routes.

5.0 Foul Water Drainage

- 5.1 This section outlines the proposals for foul water disposal from the proposed development on the application site.

Site-Wide Principles

- 5.2 The site wide foul water drainage strategy, dated August 2016, submitted within the consented outline planning application (application ref. DC/16/1677) generally follows the topography of the site, draining within various natural catchments. This results in five main proposed pump stations (FWPS1 – FWPS5) indicated within the strategy being required due to an inability to gravitate to the existing Southern Water foul network. Further smaller (and some private) pump stations are located within the development, where required, pumping to these five main pump stations.
- 5.3 Network reinforcement works are required to facilitate the wider proposed development. The developer and Southern Water have been working together since Outline planning permission was granted in order to ensure that these works are undertaken in-line with development phasing programme. Southern Water's latest programme (shared on 16 February 2025) indicates that the network reinforcement works will be completed by December 2026.
- 5.4 This planning application does not propose any changes to the principles of the approved site-wide foul water drainage strategy. Foul flow rates have been agreed with Southern Water as part of ongoing discussions and this planning applications does not seek to change the flow rates agreed with Southern Water in February / March 2024.
- 5.5 Southern Water have a statutory duty under Section 94 of the Water Industry Act 1991 to provide off-site sewerage fit for purposes and to accommodate growth.
- 5.6 As such, off-site network capacity is not an issue nor a reason to prevent or constrain development of the site.

Foul Water Drainage Strategy

- 5.7 The pavilion building and toilet block will discharge foul water by gravity into an existing foul water sewer. The receiving foul water network has been technically approved by Southern Water under a S104 Agreement and constructed to adoptable standards. Foul flows will then drain to existing pump station FWPS1 (which has also been technically approved by Southern Water under a S104 Agreement and constructed to adoptable standards) and be pumped off-site.
- 5.8 The Sports Hub was always envisaged for the application site, with the downstream foul water network and foul water pump station FWPS1 subsequently designed to accommodate these units. Foul water pump station FWPS1 has been designed by TT Pumps, technically approved by Southern Water and constructed to adoptable standards.

- 5.9 A section of adoptable foul water rising main will also be constructed as part of these works. This rising main will be linked to a foul water pumping station (FWPS3) located within the employment land, and which serves Phase 2 and the employment land (not the Sports Hub). The section of rising main within this application site is routed from the Sports Hub vehicular access, through the Sports Hub site, under the tributary of Channells Brook watercourse and final discharging via a short gravity sewer section into an existing gravity sewer network which has been constructed as part of the wider Mowbray development. This existing sewer is subject of a S. 104 adoption agreement with Southern Water.
- 5.10 The upstream section of the rising main and FWPS3 form part of a full planning application for the primary road infrastructure through the employment land (application reference: DC/25/1543), and do not form part of this application.
- 5.11 As part of the proposals to connect into the existing foul network, Section 106 (Water Industry Act) applications were submitted to Southern Water for the two aforementioned connections (application reference: PAPER_19477 and PAPER_19451). The submitted Section 106 applications received approval in February 2023 as detailed in the Approval Letters included in Appendix J.

Sewer Adoption

- 5.12 All new foul water infrastructure will be designed in accordance with the Building Regulation Part H, adoptable standards, and best practice, as appropriate.
- 5.13 The foul water drainage infrastructure serving the Sports Hub will remain private and will be maintained by private management company or Roffey Football Club.
- 5.14 The foul water rising main which passes through the site from FWPS3 (outside of the application boundary) and into the existing foul water network at the western end of the application site, will be offered for adoption by the Water and Sewerage Undertaker.

Summary

- 5.15 Consideration has been given to the disposal of foul water from both the site and future development parcels which form part of the wider Mowbray development. This demonstrates that development these proposals will not prejudice or constrain the future development of the wider Mowbray site.
- 5.16 This demonstrates that a suitable foul water solution is possible for the development, and wider allocation, and should therefore not prevent permission being granted.

6.0 Summary & Conclusions

6.1 This Drainage Statement has been prepared to support an application for the approval of reserved matters for the provision of a Sports Hub within the Mowbray development, North Horsham, West Sussex. The description of development is as follows:

"Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access road, landscaping, foot/cycle paths, car and cycle parking, drainage including drainage basins, and associated infrastructure"

6.2 Whilst the approval of reserved matters has already been granted for the Sports Hub and associated Sports Pavilion, under application references DC/22/1026 and DC/23/1980 respectively, some changes are required to enable occupation by Roffey Football Club, so a new application for the approval of reserved matters is to be submitted.

6.3 Changes to the proposals for the Sports Hub include:

- Alterations to the pavilion building.
- The addition of 2No. covered stands with turnstile entrances.
- The provision of external toilets to serve the covered stands.
- Changes to fencing and other boundary treatments.
- 2No. MUGAs merged into one and changed to 3G surfacing.

6.4 No changes are proposed to the access arrangements, car parking, the other 2No. MUGAs, grass football / cricket pitch, skate park, mountain bike track, or SuDS basin.

6.5 This report demonstrates how suitable measures will be implemented to deal with surface and foul water drainage from the application site and surrounding catchments, in compliance with Conditions 54 and 55 of the outline planning consent DC/16/1677.

6.6 The surface water drainage strategy demonstrates that the proposed system can accommodate all storm events up to and including the 1 in 100 year storm event, with a 20% allowance for the effects of climate change, with risk to site users or increase in flood risk off-site.

6.7 Foul water generated by the Sports Hub will be discharged into the existing foul water drainage network serving the wider Mowbray development and drain to the adoptable pump station FWPS1, which has been built.

Conclusion

6.8 In conclusion, this report has demonstrated that the proposed Sports Hub:

- will not increase flood risk elsewhere;
- will employ a surface water drainage strategy based on the principles of sustainable drainage and the approved site wide drainage strategy; and
- suitable provision for the disposal of foul water generated by the application site has also been demonstrated to be feasible.

- 6.9 On this basis, the proposals are considered to fully comply with National, Regional and Local planning policy, and the requirements of Conditions 54 and 55 of the outline planning consent are met, and the approval of reserved matters should be granted accordingly.



Appendices



Appendix A

Site Location Plan



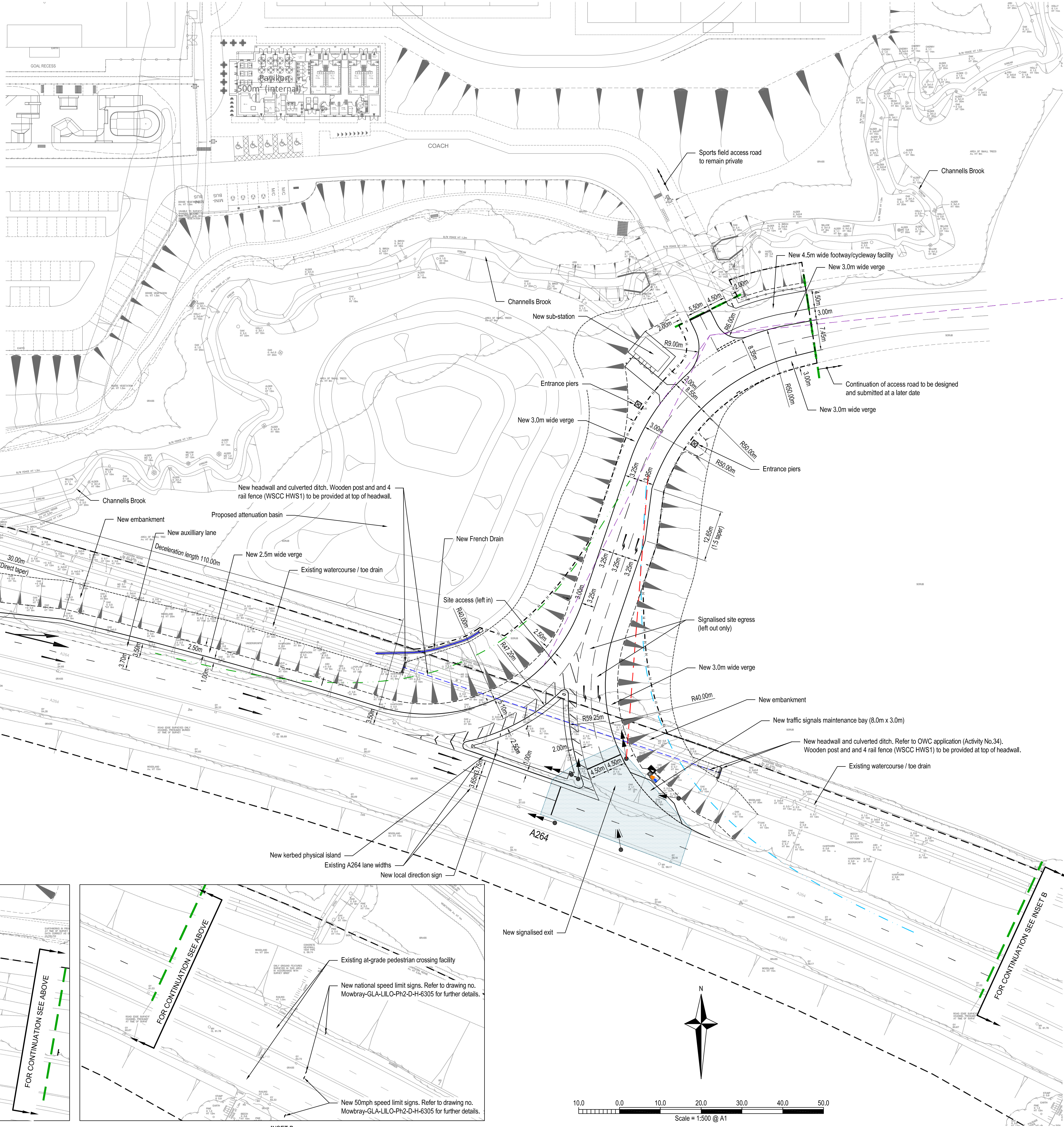
Appendix B

A264 Left-in / Left-out Junction

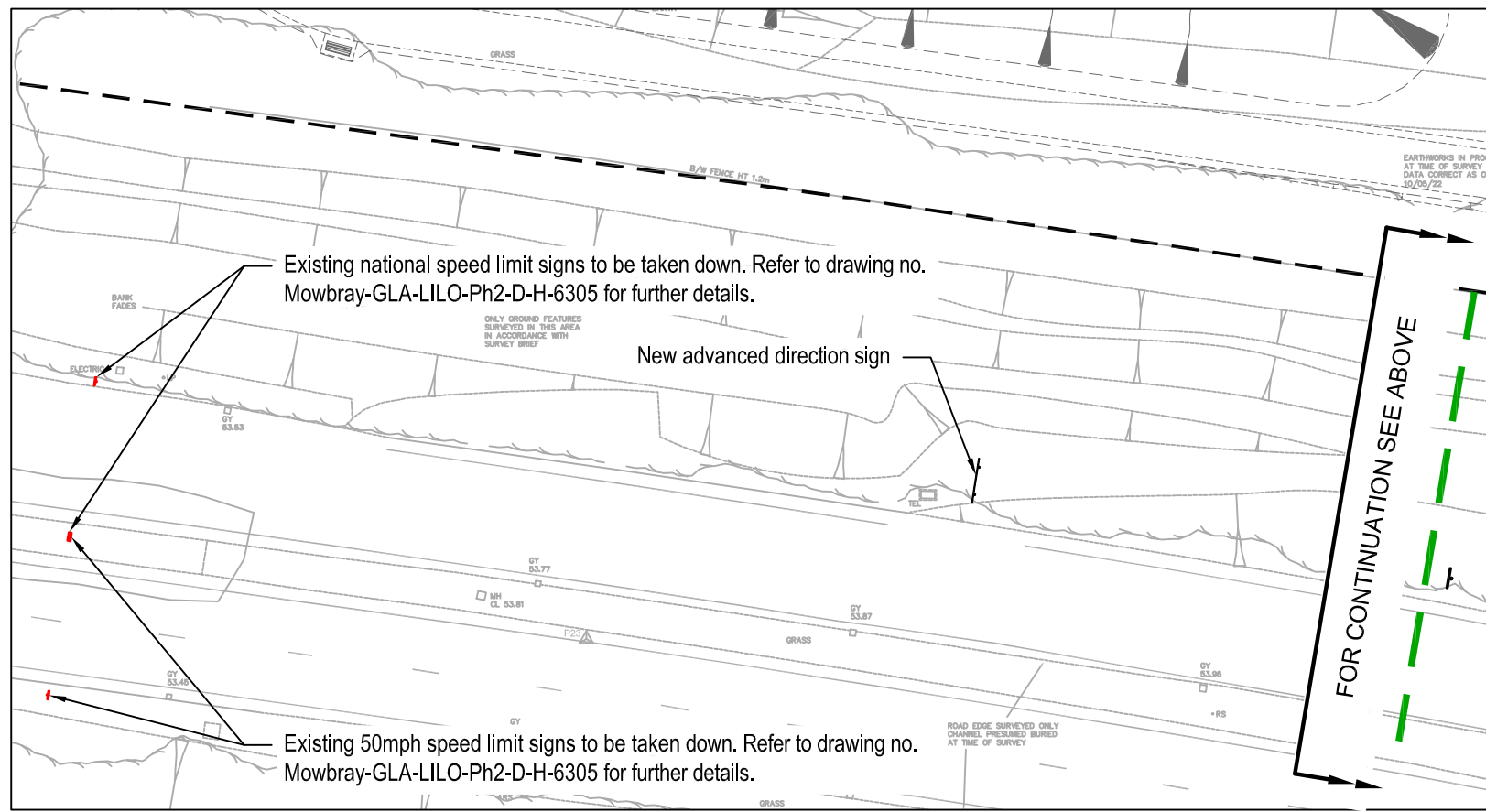
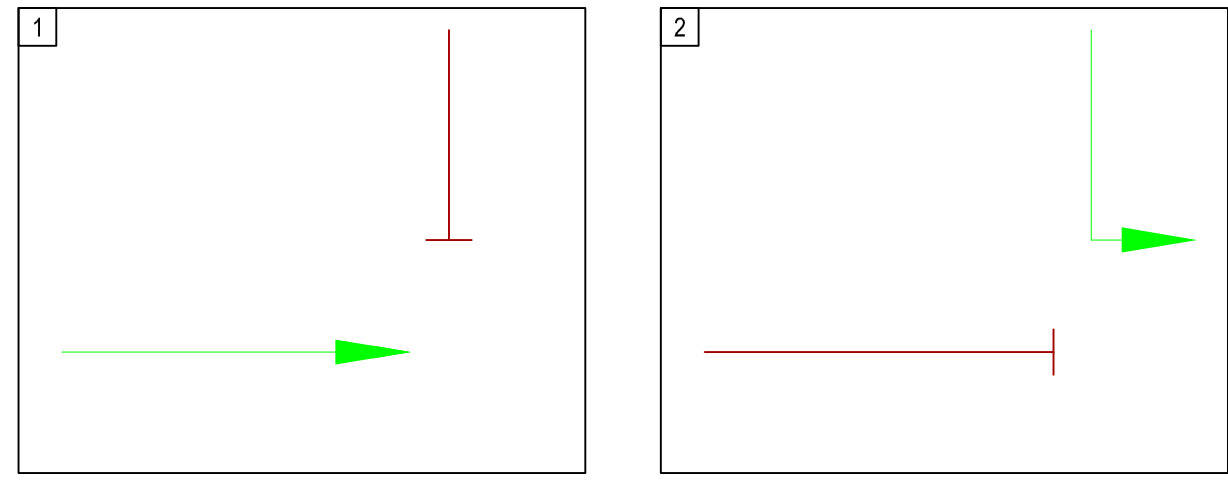




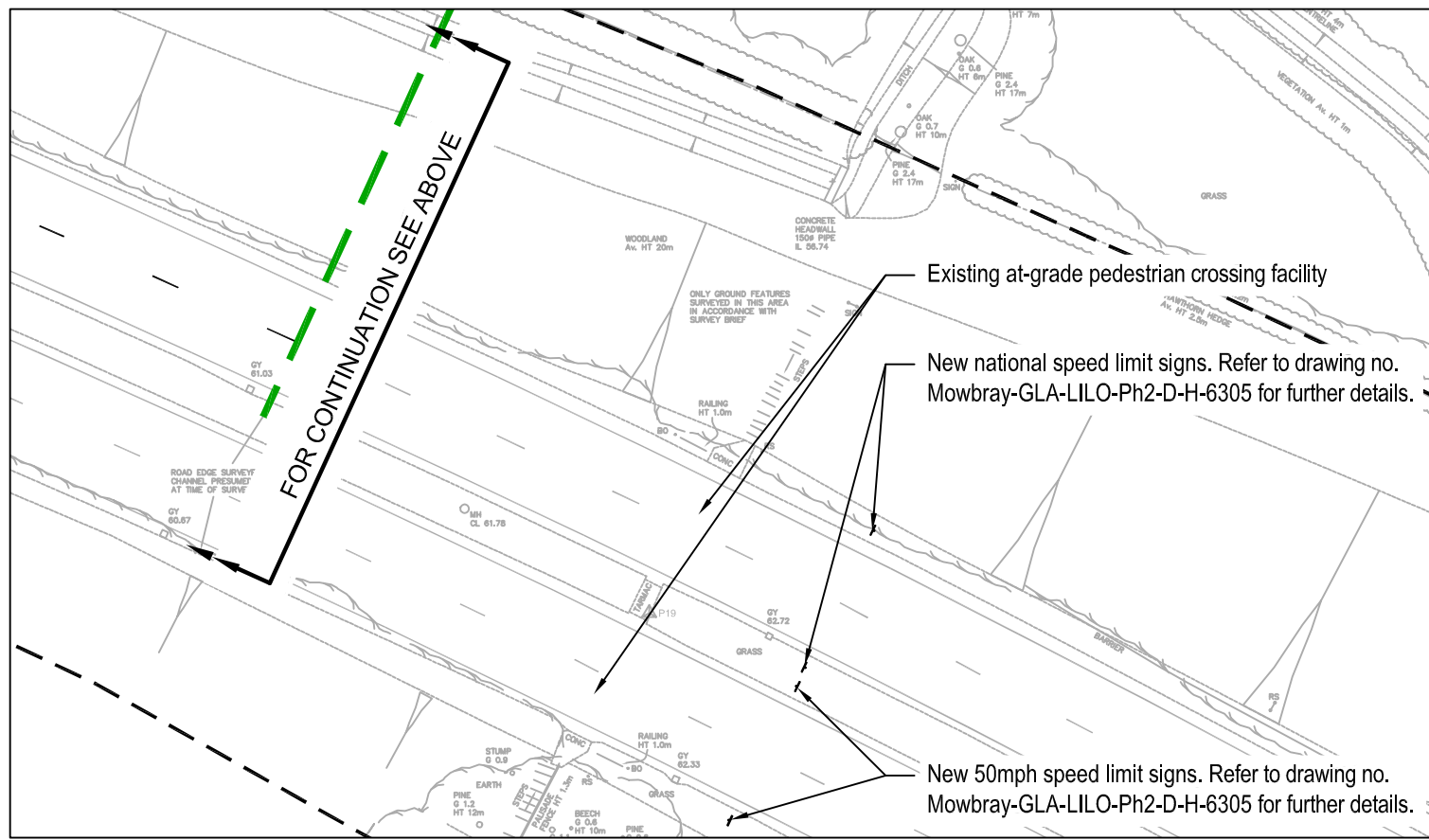
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TRAFFIC SIGNAL STAGE SEQUENCE (SITE ACCESS)



INSET A



INSET B

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.
3. All works shall be in accordance with Volume 1 of Manual of Contract Documents for Highways Works - Specification for Highway Works (MCHW) and West Sussex County Council's specific requirements including current standard details and guidance documents as appropriate.
4. Existing speed limit of A264 is 70mph. Proposed speed limit for A264 approach to be 50mph. Proposed speed limit for new site access road will be 30mph. Resistant Design Speeds = 85kph (CD109) for A264 and 60kph for site access (SSD only).

Source: MK Surveys drawing no. 31246 Sheets 6 & 7

KEY

- Existing highway boundary interpreted from WSCC records
- New highway boundary
- Extent of S.278 / S.38 works - Note: New traffic signs and street lighting columns are located beyond the extent of the main S.278 works, refer to drawing no. Mowbray-GLA-LILO-Ph2-D-H-6305 for further details.
- Stopping Sight Distance (SSD) = 70m to roadside primary traffic signal - 1 step below (30mph)
- 70m Forward visibility splay (entry) - 1 step below (30mph)
- 70m Forward visibility splay (exit) - 1 step below (30mph)
- 4.5m x 90m junction visibility splay
- Junction intervisibility zone
- RAG Primary signal head (Refer to Telent drawing no. 347818-TS for further details)
- RAG Primary double signal head (Refer to Telent drawing no. 347818-TS for further details)
- RAG Secondary signal head (Refer to Telent drawing no. 347818-TS for further details)
- Post and rail fence

A12	Wooden post and and 4 rail fence (WSCC HWS1) shown at top of new headwalls within existing toe-drain.	11/09/2024 D.Strange	GT
A11	Traffic signal poles in traffic island and A264 central reserve relocated.	07/03/2024 D.Strange	GT
A10	Revised following WSCC LILO Design Review 2 dated 21 April 2023. French drain added. Proposed highway boundary revised to suit.	01/06/2023 D.Strange	GT
A9	Revised following WSCC LILO Design Review 1 dated 30 January 2023. Layout updated to show edging within traffic island. Location and orientation of local direction sign amended.	16/02/2023 D.Strange	GT
A8	Street lighting feeder pillar relocated.	30/11/2022 D.Strange	GT
A7	Western verge width of new site access increased to 3.0m. Junction visibility splay shown. Traffic signal head locations amended.	04/11/2022 D.Strange	GT
A6	Eastern embankment adjusted.	25/10/2022 A. Harper	GT
A5	Traffic signals maintenance bay shown. Earthworks updated.	21/10/2022 D.Strange	GT
A4	Eastern verge width of new site access increased to 3.0m.	30/09/2022 D.Strange	GT
A3	Extent of works amended. A264 speed limit proposed to be 50mph.	16/09/2022 D.Strange	GT
A2	Revised following site visit.	19/08/2022 T.Hart	GT
A1	Issued for APPROVAL.	17/08/2022 T.Hart	GT
Rev.	Description	Date	Chkd

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Client :
**Legal & General
(Strategic Land North Horsham) Ltd**

Project :
Mowbray (Land North of Horsham)

Title :
**Junction Ref. C1: Left-in / Left-out
S.278 / S.38 Highway Works
General Arrangement**

Project Engineer : G Turner Scale : As Shown @ A1
Project Director : J. Birch Date : August 2022
Status : Approved for Construction

Drawing No. Mowbray-GLA-LILO-Ph2-D-H-6300 Rev A12

Appendix C

Sports Hub – Approved Site Layout

