Stantec UK Limited
2 Kings Hill Avenue, Kings Hill
West Malling, Kent
ME19 4AQ
UNITED KINGDOM

14 August 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 35 of DC/16/1677 (Sports Sub-Phase LEMP)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to our application seeking the partial discharge of Condition 35 of application reference DC/16/1677 insofar as it relates to the Sports Sub-Phase (as illustrated on approved drawing 2153A-210D).

Context

Outline Planning Permission was granted for development of the following description, subject to conditions, under application reference DC/16/1677 (dated 1 March 2018; the '**OPP**'):

> ***'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 35 of the OPP requires:

> ***35. No part of the development hereby permitted within any subphase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan (drawing number no.2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be managed and maintained in accordance with the approved details.***

This application seeks partial discharge of the above condition in relation to the Sports Sub-Phase. Reserved Matters were approved for the Sports Hub pursuant to application reference DC/26/0012 (dated 17 April 2026; the '**RMA**').

Reference: **Application for Discharge of Condition 35 of DC/16/1677 (Sports Sub-Phase LEMP)**

A Landscape and Ecological Management Plan ('**LEMP**') was submitted alongside the RMA and approved. The LEMP was listed as an approved document in Condition 1 of the RMA.

The approved LEMP details long-term management and maintenance, design objectives, and management of existing and approved components, and therefore satisfies the requirements of Condition 35 for the Sports Sub Phase and is enclosed again for this application.

Submission

This application comprises:

- Application Form (dated 14 August 2026)
- Covering Letter (dated 14 August 2026)
- Landscape and Ecological Management Plan (2898-5-4-LM-2001-S5-P1 RFC Sports Hub LEMP P1)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-15037072).

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
Senior Planner
[redacted]

stantec.com/uk

cc. Alex Jones (Stantec)