Horsham District Council

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

Our ref:	DISC/26/0275
Your ref:	Emp Land Road C7 & 9 Discharge
Email:	planning@horsham.gov.uk
Direct Line:	01403 215081
If Calling Please ask for:	Stephanie Bryant
Date:	16th October 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 7 and 9 to approved application DC/25/1543

Mowbray Development Site Rusper Road Horsham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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.

Date of approval - 16th October 2026

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.

Date of approval - 16th October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	RMA2 - Employment Land Pond 7a Sections	MOW-RMA2-PH2-1220 REV T2	17.08.2026
Plans	RMA 2 S38 Agreement Plan Sheet 1 of 3	MOW-RMA2-PH2-2100 REV A4	17.08.2026
Plans	RMA 2 S38 Agreement Plan Sheet 2 of 3	MOW-RMA2-PH2-2101 REV A4	17.08.2026
Plans	RMA 2 S38 Agreement Plan Sheet 3 of 3	MOW-RMA2-PH2-2102 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 1 of 4	MOW-RMA2-PH2-3501 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 2 of 4	MOW-RMA2-PH2-3502 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 3 of 4	MOW-RMA2-PH2-3503 REV A4	17.08.2026
Plans	RMA 2 S104 Agreement Plan Sheet 4 of 4	MOW-RMA2-PH2-3504 REV A2	17.08.2026
Supporting Docs	Phase 2 - SuDS Management and Maintenance Plan (Issue 3 17th July 2026)	n/a	24.09.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control