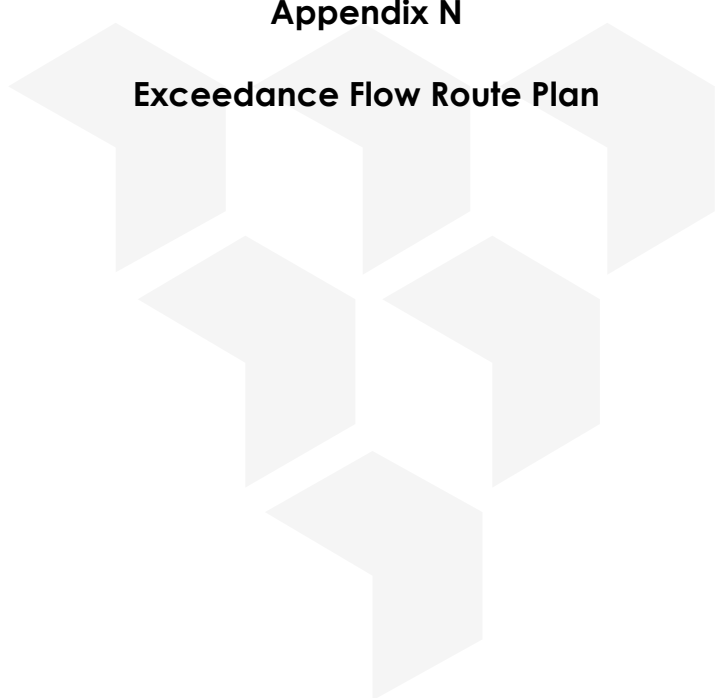
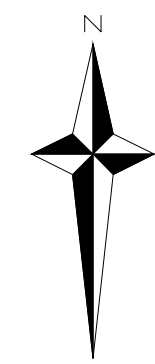
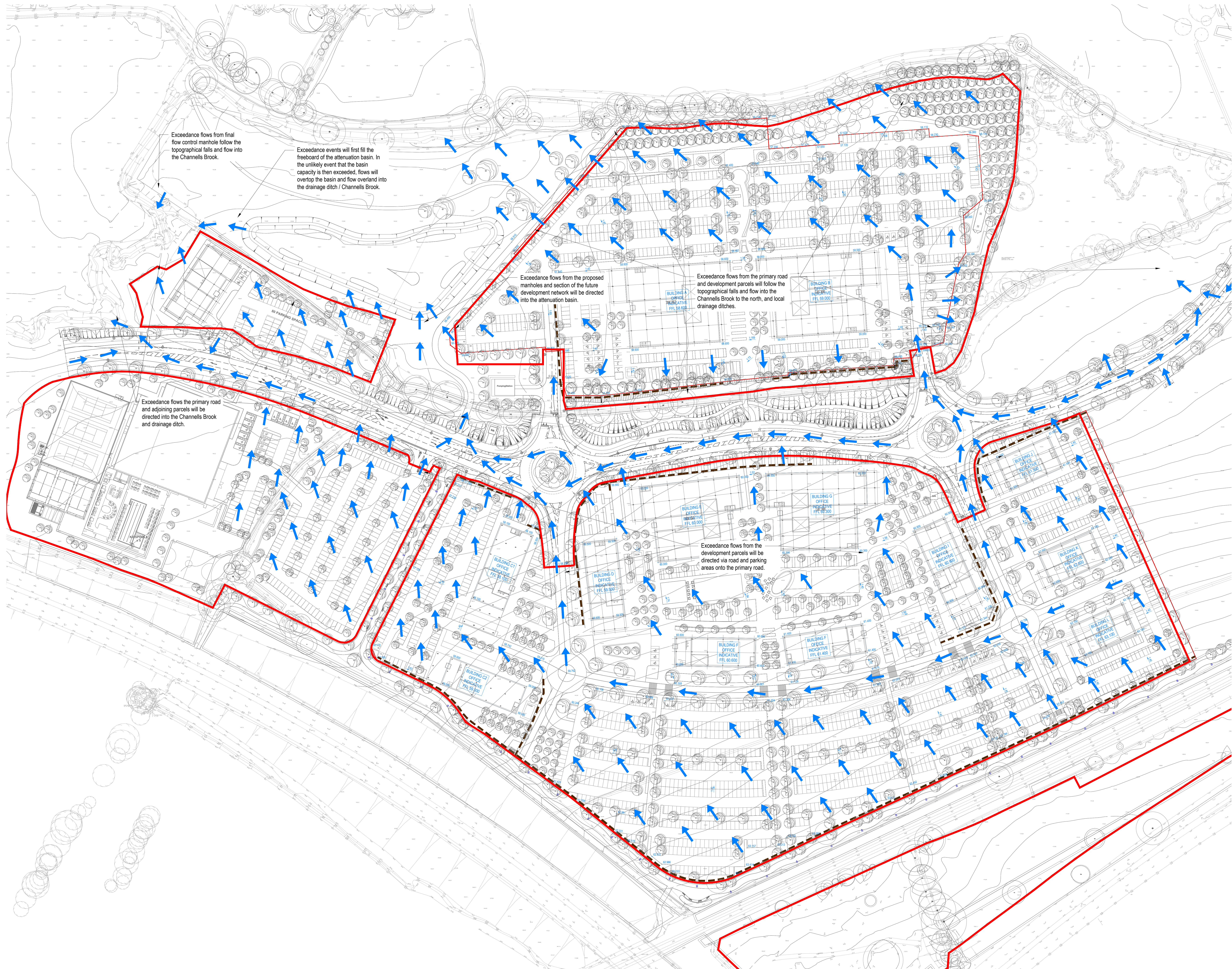




Appendix N

Exceedance Flow Route Plan



NOTES

1. This drawing is to be read in conjunction with all other relevant documents and specifications.
2. This drawing has been prepared for information only and must not be used for costing, or construction purposes.
3. Do not scale from this drawing.
4. This drawing shows the indicative finished floor levels and external spot levels for the employment land offices option arrangement. Further levels design will be undertaken at a later planning and design stage, and FFL may vary by +2/- 6m from existing ground level Above Ordnance Datum (AOD). Generally levels fall at 1:40 between building FFLs and across parking areas. Key earthworks / embankments and retaining features are indicatively shown.

KEY

- Application boundary
- Exceedance flow path

P3	Red line boundary and parking layout updated.	29.06.2026	DS	CS
P2	Minor changes to layout to suit redline boundary.	27.11.2025	SLS	CS
P1	Preliminary issue for comment and review.	21.11.2025	MM	CS
Rev	Description	Date	By	Chkd



- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

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

Project: Mowbray (Land North of Horsham)

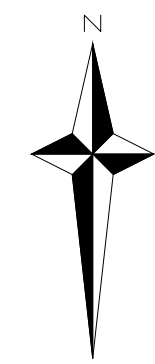
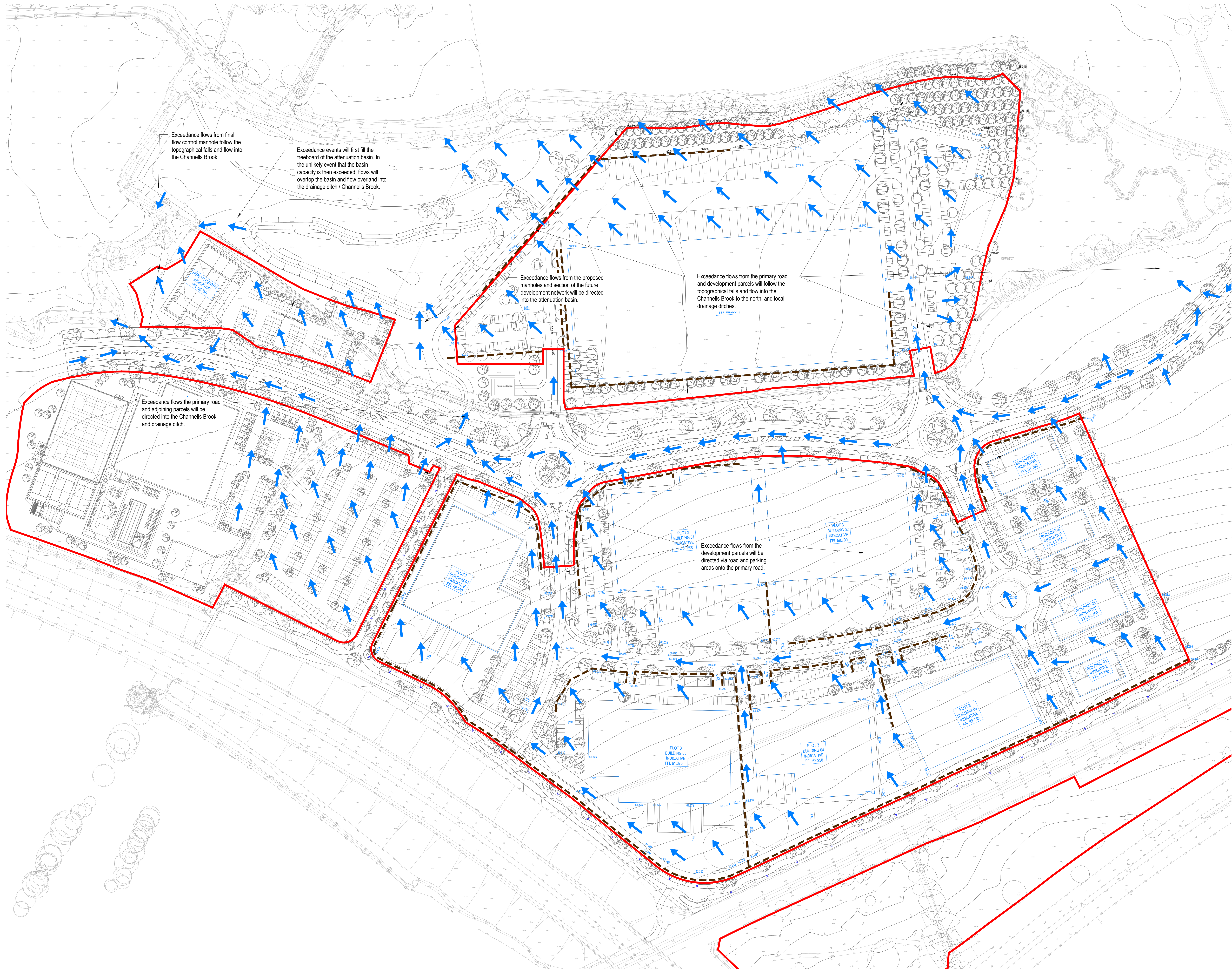
Title: Exceedance Flow Plan
Employment Land - Offices Option

Engineer: C. Salt Date: November 2025

Director: J. Birch Scale: 1:750 @ A0

Status: PRELIMINARY

Drawing No: MOW-EL-PH2-1206 Rev: P3



NOTES

1. This drawing is to be read in conjunction with all other relevant documents and specifications.
2. This drawing has been prepared for information only and must not be used for costing, or construction purposes.
3. Do not scale from this drawing.
4. This drawing shows the indicative finished floor levels and external spot levels for the employment land warehouse option arrangement. Further levels design will be undertaken at a later planning and design stage, and FFL may vary by +2/- 6m from existing ground level Above Ordnance Datum (AOD). Generally levels fall at 1:40 between building FFLs and across parking areas. Key earthworks / embankments and retaining features are indicatively shown.

KEY

- Application boundary
- Exceedance flow path

P3	Red line boundary and parking layout updated.	29.06.2026	DS	CS
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P1	Preliminary issue for comment and review.	21.11.2025	MM	CS
Rev	Description	Date	By	Chkd



Client:	Legal & General (Strategic Land North Horsham) Ltd
Project:	Mowbray (Land North of Horsham)
Title:	Exceedance Flow Plan Employment Land - Warehouse Option
Engineer:	C. Salt
Date:	November 2025
Director:	J. Birch
Scale:	1:750 @ A0
Status:	PRELIMINARY
Drawing No.	MOW-EL-PH2-1207
Rev.	P3

Appendix O

S.106 Southern Water Consent



Ms Charlotte Salt
Glanville Consultants Ltd
Cornerstone House
62 Foxhall Road
Didcot
Oxon
OX11 7AD

Your ref

Our ref
PAPER_19451

Date
15 February 2023

Contact

Tel 0330 303 0119

Dear Ms Salt,

Application to Connect to the Public Sewerage System - Section 106.

Location: Mowbray Land North of Horsham, Horsham, West Sussex, RH12 5QR – Consent A.

We are pleased to advise that your Section 106 application to connect to the public foul sewer, as shown on your drawing GLA-S106-ZZ-D-C-1021 Revision P1 dated 12/12/2022, is approved by Southern Water. Our approval means we are satisfied with your connection method.

Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. [water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under S109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link southernwater.co.uk/developing-building/health-and-safety
- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License

- Landowner consent has not been obtained where your connection is to be made through another Party's land.

What Comes Next?

Now you have received our approval, you will now need to arrange with your contractor to carry out your works on site to connect into our sewer.

Please contact Malcolm Penny our Assistant Adoption Manager for this area on 07922 860784 giving at least two full working days' notice, in order for a mutually convenient date and time for the inspection of the works to be arranged.

Yours sincerely,



Samantha Jenkins
Interim Head of Developer Services
Developer Services

Hertfordshire

|

Oxfordshire

|

Cambridgeshire

|

Bristol

postbox@glanvillegroup.com | www.glanvillegroup.com



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