

Horsham District Council
Horsham District Council (Planning),
Albery House,
Springfield Road,
Horsham,
RH12 2GB

Bellway Homes
Southern Counties
1st Floor, Regent House
1-3 Queensway, Redhill
Surrey, RH1 1QT

02/06/2026

Dear Mr Hawkes

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent. Town and Country Planning Act 1990 (as amended)

Abingworth Nurseries, Storrington Road, Thakeham, West Sussex

Background

By way of background, S73 consent (DC/22/0773) for “*Variation of Condition 1 of previously approved application DC/19/1707 (Revised layout for Phase 3 of the Abingworth Meadows development (Original application ref: DC/10/1314) to provide for 75 dwellings including 26 affordable dwellings and community studio workshops). Amendment to design and layout of houses at plots 42-75.*” was approved on 20th October 2022.

This application submission seeks to retrospectively amend the approved plans to include a new swale within the landscape buffer zone to mitigate flood risks. As part of the original consent, a landscape buffer was proposed comprising amenity grass and some new trees in addition to an existing copse of trees. During rainfall, there was significant surface water run off from the adjacent farming fields which resulted in flooding to properties located below the buffer zone. As a result, it was agreed to deliver a new swale in the buffer zone to alleviate the flood risk. These works were undertaken urgently in order to mitigate the immediate flooding. It is therefore sought to regularise the critical works undertaken in order to minimise flooding, as previously

agreed with Horsham District Council officers, and in full consultation with the Local Lead Flood Authority (LLFA).

Proposal

It is therefore sought to approved the following amended Soft Landsape proposed plans to reflect the additional swale:

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A Sustainable Drainage System (SuDS) Risk Assessment has also been prepared by LDE in support of this application which sets out that the drainage features that have been employed will reduce and manage surface water runoff from the adjacent fields to a design return period of one hundred years plus climate change.

The relevant application fee of £2,167.00 will be paid via the planning portal. I trust the above is all in order, however should you have any queries or require any further information, please do not hesitate to contact me at this office.

Yours sincerely,

For an on behalf of Bellway Homes Limited (Southern Counties)



Olivia Armitage-Hobbs MRTPI

Planning Manager