

11 May 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 to Discharge Condition 9 of application DC/16/1677: Phase 2 & Sports Hub CEMP

We write on behalf of Legal & General (Strategic Land North Horsham) Limited further to our submission via Planning Portal of an application to discharge Condition 9 of application reference DC/16/1677, insofar as it relates to the Sports Sub Phase and Phase 2.

Context

Outline Planning Permission was granted subject to conditions under application DC/16/1677 for works of the following description (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 9 of the OPP requires:

- 9. Prior to the commencement of development (other than the accesses hereby permitted) on any Phase of development a Construction Environment Management Plan covering that Phase shall be submitted to and approved by the Local Planning Authority. The Phase-Wide CEMP shall include, but not be limited to, the following details:**
- a) the phased programme of demolition and construction works**
 - b) routing of vehicles to and from the site during construction**
 - c) erection and maintenance of security hoarding**
 - d) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of**

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construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

- e) details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties***
- f) measures to reduce air pollution during construction including turning off vehicle engines when not in use, plant servicing and transport reduction,***
- g) waste management including prohibiting burning of construction waste,***
- h) measures to prevent the discharge of water or other substances to ground or surface waters without the prior written approval of the Environment Agency***

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period of the relevant Phase.

A CEMP covering the Sports Sub Phase, Phase 2 (as illustrated on the approved Phasing Plan (2153-507 E)) and the Employment Land to discharge Condition 9 of the OPP was approved pursuant to application reference DISC/24/0030 (dated 11 April 2024). The Sports Hub was not included in the description of development for that application, however. This application therefore seeks to discharge Condition 9 for the Sports Hub. The submitted CEMP is materially the same as the CEMP that was approved under that application.

In addition, this application seeks to discharge the requirements of C9 insofar as it relates to the Bailey Road Extension within Phase 2, Reserved Matters for which are approved pursuant to RMA ref. DC/23/2328.

As with the Phase 1 CEMP, each subsequently approved RMA has a separate appendix that is added to the phase-wide document to pick up any RMA-specific construction management/ logistical matters. This is so that all provisions are contained within a single document that all contractors operational on the Site adhere to and are aware of for activities being undertaken by other contractors within the same area.

For the Phase 2, Sports Hub and Employment Land CEMP, this now includes:

- Appendix B: Left-In, Left-Out Junction (discharged pursuant to OPP Condition 10; ref. DISC/24/0030)
- **Appendix C: Bailey Road Extension (RMA ref. DC/23/2328)**
- Appendix D: Employment Land Infrastructure (full planning application ref. DC/25/1543 – to be submitted separately to discharge the future condition on that application)
- **Appendix E: Sports Hub RMA (RMA ref. DC/26/0012)**

Only the CEMP, insofar as it relates to the Bailey Road Extension (Appendix C) and the Sports Hub (Appendix E) fall to be considered under this current application for the partial discharge of OPP Condition 9.

The Employment Land Road (referred to as 'RMA2' in the CEMP) is on an area of the Mowbray Site for which the timeframes for submitting applications pursuant to the OPP have expired. This would not therefore be subject to Condition 9 of the OPP.

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Subsequent RMAs within Phase 2 will have separate appendices that will be submitted with the relevant application for Reserved Matters approval such that they can be listed as an approved document. Alternatively, they can be approved through discharge of OPP Condition 9 or such similar condition imposed on the individual RMA.

Submission

This application for the discharge of Condition 9 in relation to the Sports Hub sub-phase comprises the following:

- 01 Application Form (dated 11 May 2026)
- 02 Covering Letter (dated 11 May 2026)
- 03 Phase-Wide Construction Environmental Management Plan (CEMP) Mowbray, North Horsham, West Sussex (Phase 2, Sports Hub and Employment Land)

The application fee of £400 (inclusive of the £91 Planning Portal service charge) has been paid via the Planning Portal (Reference: Reference: PP-14871819).

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

James Taylor

James Taylor
Planner
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stantec.com/uk

cc. Alex Jones (Stantec)

Mark Wild (L&G)