

DEVINE HOMES PLC

St. Michael's House 111 Bell Street Reigate Surrey RH2 7LF
Telephone 01737 274848 Fax 01737 274849 info@devinehomes.co.uk www.devinehomes.co.uk

**Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB**

Your Ref: DC/24/0982

30/01/2026

Land South Station Road, Cowfold, West Sussex, RH13 8DE

Development of the site to create 35 new dwellings including associated landscaping and parking, with provision of additional parking facilities associated with St Peters Catholic School and provision of public open space with 9 allotments.

Details to discharge planning conditions 3,4,5,6,7,8,9,11,12,13,14,15,16

Please find attached application to discharge planning conditions for the above development. Details of application contents are below:

Condition 3 (Construction Details):

See enclosed Site logistics plan, which includes a construction method statement.

Condition 4 (Biodiversity):

The 'Ecology Partnership' have provided a Construction Environmental Management Plan.

Condition 5 (Surface Water Drainage)

Tullys Civil and Structural Engineering have provided the following:

Surface Water Drainage Statement
Drainage Calculations
Site Drainage Layout Sheets 1-4
Surface Water Exceedance Route Plan
Longitudinal Sections
Adoptable and Private Manhole Schedules
Adoptable Drainage Details Sheets 1-4
Private Drainage Details Sheets 1-2
Private Road Construction Details

A planting plan for the dry detention basin has been provided by IJLA

builders of fine homes

Registered Office Southern House 133 Church Hill Road Cheam Surrey SM3 8NE Registered Number 1881778 England
A Devine Holdings Ltd Company

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Condition 6 (Archeology):

Archaeology South-East have provided a 'Written Scheme of Investigation for Archaeological Evaluation' and an 'Archaeology Evaluation Report'

Condition 7 (Levels):

Finish floor levels, Existing ground levels and proposed road levels can be found on the attached site plan prepared by Vision Architects.

Condition 8 (Services)

Proposed services drawing provided by TDS Technical services

Condition 9 (Soils)

GESL have provided a letter regarding compliance

Condition 11 (Lighting)

Lighting design plan and report have been provided by Urbis Scheder.

Condition 12 (Hard Landscaping)

Details of hard landscaping can be found on the site plan prepared by Vision Architects.

Condition 13 (SUDS)

Surface Water Drainage Maintenance plan prepared by Tullys Civil and Structural Engineering

Condition 14 (Boundary Treatments)

Details of boundary treatments can be found on the site plan prepared by Vision Architects

Condition 15 (Landscape Maintenance plan)

Details are contained within 'Ecology Partnership's document: Landscape Management and Maintenance Plan (LMMP) and biodiversity Enhancement Layout (BEL)

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Condition 16 (Biodiversity Enhancement Layout)

Details are contained within 'Ecology Partnership's document: Landscape Management and Maintenance Plan (LMMP) and biodiversity Enhancement Layout (BEL)

Should you require any further information then please do not hesitate to contact me

Yours faithfully,

Mark Iveson

Technical Manager
Devine Homes Plc

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