

16 July 2026

Project/File: 333102644/A3

via Planning Portal

Jason Hawkes
Horsham District Council,
Albery House,
Springfield Road,
Horsham,
RH12 2GB

Dear Jason,

Reference: Application to Discharge Conditions 13 and 14 of Outline Planning Permission reference DC/16/1677 - Phase 3 Ecological Survey Scoping

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to the submission of our application to discharge Conditions 13 and 14 of Outline Planning Permission reference DC/16/1677 (the '**OPP**') insofar as it relates to Phase 3 (as shown on the approved Phasing Plan 2153A - 507E).

Background

The OPP granted permission subject to conditions for development of the following description:

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 13 of the OPP (as amended through s96A ref. DC/19/0984) requires:

- 13. Prior to the submission of a Phase-wide Ecological Mitigation and Management Plan (EMMP) for any Phase, or part thereof, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of that Phase to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Phase or part thereof. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in accordance with current survey guidelines. The scope of these surveys shall be agreed in advance with the LPA and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the Phase- Wide EMMP for that Phase, or part thereof, and the results and associated reports of the surveys appended to the EMMP for that Phase or part thereof.***

Reference: Application to Discharge Condition 14 of Outline Planning Permission reference DC/16/1677 - Phase 3 Ecological Survey Scoping

Condition 14 of the OPP as amended requires:

- 14. Prior to the submission of an Ecological Mitigation and Management Plan (EMMP) with an application seeking approval of Reserved Matters pursuant to the planning permission, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of the area covered by the Reserved Matters application to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Reserved Matters application. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in accordance with current survey guidelines. The scope of these surveys shall be agreed in advance with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the EMMP for that Reserved Matters area and the results and associated reports appended to the Ecological Mitigation and Management Plan for that Reserved Matters area.**

An Ecology Survey Scoping Report covering Phase 3 of the OPP is submitted as part of this application. The report sets out the findings of previous surveys undertaken across Phase 3 and the OPP more widely before setting out the proposed scope of surveys for Phase 3. Those surveys will then inform the contents of the Phase-Wide and RM Specific EMMPs required pursuant to Conditions 12 and 49 of the OPP respectively.

Submission

This application comprises the following:

- Application Form (dated 16 July 2026)
- Covering Letter (dated 16 July 2026)
- Ecology Survey Scoping Report (May 2026) (CSA/8029/01)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-14952209).

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.

Reference: Application to Discharge Condition 14 of Outline Planning Permission reference DC/16/1677 - Phase 3 Ecological Survey Scoping

Sincerely,

Stantec UK Limited



James Taylor
Planner



stantec.com/uk

cc. Alex Jones (Stantec)