

3 July 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

**APPLICATION FOR DISCHARGE OF CONDITION 8 (BIODIVERSITY ENHANCEMENT STRATEGY) FOR MOWBRAY EMPLOYMENT ROAD
LPA REF. DC/25/1543**

We write on behalf of Legal & General (Strategic Land North Horsham) Ltd ('L&G') in relation to our application seeking the discharge of Condition 8 Biodiversity Enhancement Strategy of the full planning permission for the Employment Road and associated infrastructure at Mowbray (LPA ref. DC/25/1543).

Context

Full planning permission ('the Permission') was granted on 2 July 2026 for:

'Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.'

Permission was granted subject to conditions. Condition 8 of the Permission requires approval of a Biodiversity Enhancement Strategy prior to development above slab level as follows:

- 8 Pre-Commencement Slab Level Condition:** *Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.*

The content of the Biodiversity Enhancement Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed enhancement measures;*
- (b) detailed designs or product descriptions to achieve stated objectives;*
- (c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*

- (d) *persons responsible for implementing the enhancement measures; and*
- (e) *details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Whilst L&G has not yet started works on the Employment Road, discharge of the Biodiversity Enhancement Strategy condition is required as part of the dormouse licencing process with Natural England. L&G is therefore seeking early and expedited discharge of Condition 8 so as to allow works on the Employment Road to commence without further delay.

Submission

This application comprises the following:

- Application Form (dated 3 July 2026)
- Covering Letter (dated 3 July 2026)
- Ecology Enhancement Strategy: Employment Land Road (July 2026; ref. CSA/7937/12) prepared by CSA Environmental

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (reference: PP-15059364).

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

[Redacted Signature]

Alex Jones
Director

[Redacted Contact Information]

stantec.com/uk

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