

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 Condition 14 of Outline Planning Permission DC/16/1677 - Phase 2 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 Condition 14 of Outline Planning Permission reference DC/16/1677 (the '**OPP**') insofar as it relates to Phase 2 (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 14 of the OPP (as amended through s96A ref. DC/19/0984) 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***

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appended to the Ecological Mitigation and Management Plan for that Reserved Matters area.

An application to discharge Conditions 13 and 14 in relation to Phase 2 has previously been approved pursuant to application reference DISC/24/0022 (dated 9 April 2020). This application seeks to re-discharge Condition 14 insofar as it relates to Phase 2 to account for updated surveys. Reserved Matters specific EMMPs for RM Areas within Phase 2, save for RM Areas 12 and 13, and the Sub-Phase 2C Road RMA, will be informed by the surveys resulting from the submitted Scoping Report where approved.

An Ecology Survey Scoping Report covering Phase 2 of the OPP is submitted as part of this application. The report sets out the findings of previous surveys undertaken across Phase 2 and the OPP more widely before setting out the proposed scope of additional surveys for Phase 2.

Submission

This application comprises the following:

- Application Form (dated 16 July 2026)
- Covering Letter (dated 16 July 2026)
- Phase 2 Ecology Survey Scoping Report (March 2026) (CSA/7937/02)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via Planning Portal (Reference: PP-14951654).

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
Planner



stantec.com/uk

cc. Alex Jones (Stantec)