



**Horsham
District
Council**

James Taylor
Stantec UK Limited
2 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AQ

Our ref: DISC/26/0157
Your ref: Phase 2 EMMP (C12 Discharge)
Email: planning@horsham.gov.uk
Direct Line: 01403 215162
If Calling Please ask for: Jason Hawkes
Date: 19th June 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Condition 12 to approved application
DC/16/1677 (Phase 2).**

Mowbray Development Site, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

12. **Pre-Commencement Condition:** Prior to the commencement of the development (other than construction of the accesses hereby permitted) within any Phase or part thereof, an Ecological Mitigation and Management Plan (EMMP) for that Phase or part thereof (hereafter called the 'Phase-Wide EMMP') shall be submitted to and approved in writing by the Local Planning Authority. The Phase Wide EMMP shall incorporate the recommendations of Chapter 12 of the Environmental Statement dated July 2016 and its appendices, including the Outline Ecological Mitigation and Management Plan (dated December 2016), and Chapter 12 of the addendum to the Environmental Statement dated March 2017, as well as the updated Appendix 12.19c Bat Survey Report, dated July 2017 submitted with the application and any additional or amended recommendations arising from the up to date Ecological Surveys relevant to that Phase, and shall include details of protection of retained habitat and avoidance measures with regards to protected and notable species. The EMMP shall include details of pre-works, during works and post-works measures including any on-going management and maintenance necessary to ensure the effectiveness of the mitigation and enhancement measures. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), The Badger Act 1992, NERC Act 2006 and the NPPF.

Date of approval for Phase 2 ONLY- 19th June 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Landscape Masterplan	DR-1001 REV S5-P10	22.05.2026
Supporting Statement	Phase 2 - ecology mitigation and management plan	DFA26001V2	22.05.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control