

14 August 2026

Project/File: 333102644/A3/JT

via Planning Portal

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

Dear Jason,

Reference: Discharge of Condition 35 (Phase-Wide Landscape and Ecological Management Plan) of Outline Planning Application reference DC/16/1677: Phase 2 LEMP

We write on behalf of Legal and General (Strategic Land North Horsham) Limited ('**L&G**') for the discharge of Condition 35 insofar as it relates to Phase 2 of the Outline Planning Permission for Mowbray (LPA ref. DC/16/1677' the '**OPP**') seeking approval of the Phase 2 Landscape and Ecological Management Plan ('**LEMP**').

Background

The OPP granted permission for development comprising the following;

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

Permission was granted subject to conditions on 1 March 2018.

Condition 35 requires:

- 35. *No part of the development hereby permitted within any subphase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan (drawing number no. 2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing***

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by the Local Planning Authority. The development shall thereafter be managed and maintained in accordance with the approved details.

A LEMP, satisfying the requirements of Condition 35 above, in relation to Phase 2 is enclosed.

The LEMP provides a set of aims and objectives for the management, management responsibilities and maintenance of existing and proposed features that will come forward across Phase 2 to ensure long-term viability. This includes the management and maintenance of landscape features within the Strategic Landscape Buffers within Phase 2.

Submission

This application for the discharge of Condition 35 comprises the following:

- 01 Application Form (dated 14 August 2026)
- 02 Covering Letter (dated 14 August 2026)
- 03 Landscape and Ecological Management Plan – Phase 2 (2898-5-4-LM-2005-S5-P1 North Horsham Phase 2 LEMP)
- 04 Plan 10 – Phasing Plan (2153A - 507E)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14989188).

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
Senior Planner



stantec.com/uk

cc. Alex Jones (Stantec)