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22nd February 2024

Dear Jason

RE: MOWBRAY, HORSHAM, WEST SUSSEX DISCHARGE OF CONDITION 13 & 14 (SCOPE OF ECOLOGY SURVEYS) OF OUTLINE PLANNING PERMISSION DC/16/1677 PURSUANT TO PHASE 2 OF THE MOWBRAY DEVELOPMENT PLANING PORTAL REF. PP-12825526

Please find enclosed an application to discharge condition 13 & 14 (Scope of Ecology Surveys) of planning permission DC/16/1677 pursuant to Phase 2 at Mowbray, West Horsham.

Background

Outline Planning Permission (OPP) was granted at Mowbray (Formerly North Horsham) on the 1st March 2018 for:

> *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*

This application seeks the discharge of condition 13 and 14 of the OPP in relation to Phase 2 . Condition 13 of the OPP states:

> *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*

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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.

Condition 14 of the OPP states:

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.

The following are submitted pursuant to this condition:

- Ecology Scoping Report (Phase 2)
- Site Location Plan

I trust the enclosed is sufficient to discharge this condition and I look forward to receiving confirmation in due course.

Thank you

Your Sincerely

Tom Davies MRTPI
Planning Manager
Legal & General Strategic Land and Major Projects