



Date: 19 June 2026

Our ref: 18172

Jason Hawkes
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By email only: Planning Department, planning@horsham.gov.uk

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development.

Application: DISC/26/0157
Location: The Mowbray Development Site Horsham West Sussex
Proposal: Application for Approval of Details Reserved by Condition 12 to approved application DC/16/1677 (Phase 2).

Thank you for consulting Place Services on the above Discharge of Condition application.

Summary

Condition 12: Recommend discharge

“Pre-Commencement Condition: Prior to the commencement of the development (other than construction of the accesses hereby permitted) within any Phase, an Ecological Mitigation and Management Plan (EMMP) for that Phase 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), [REDACTED], NERC Act 2006 and the NPPF.

Comments

We have reviewed the Phase 2 – Ecology Mitigation and Management Plan (Derek Finnie Associates, March 2026) and Landscape Masterplan Drawing Ref 2898-5-2-21 Version S5-P10 (David Jarvis Associates, July 2024) which have been submitted in order to discharge Condition 12.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 12.

Please do not hesitate to contact us if you have any queries in relation to this advice.

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Senior Ecological Consultant

Place Services at Essex County Council

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Place Services provide ecological advice on behalf of Horsham District Council.

Please note:

- *This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*
- *We are unable to respond directly to applicants/agents or other interested parties.*
- *Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.*