Stantec UK Limited
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UNITED KINGDOM

30 October 2024

Our Ref: 35277/A3/JL

VIA PLANNING PORTAL
Head of Planning
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

For the attention of Mr Jason Hawkes

Dear Sir

MOWBRAY, HORSHAM, WEST SUSSEX
DISCHARGE OF CONDITIONS 2 (BIRD HAZARD MANAGEMENT PLAN) AND 3 (LANDSCAPE ECOLOGICAL MANAGEMENT PLAN)
HILLSIDE RMA (LPA REF. DC/24/0061)
PLANNING PORTAL REF. PP-13468759

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('the Applicant') in respect of the above Site and further to the submission, via the Planning Portal, of an application to discharge Conditions 2 (Bird Hazard Management Plan) and 3 (Landscape Ecological Management Plan) pursuant to Reserved Matters approval DC/24/0061 ('the Hillside RMA') pursuant to Condition 5 of the Outline Planning Permission ('OPP', LPA reference DC/16/1677) for the strategic development of Mowbray.

Background

An RMA pursuant to the OPP was submitted to the Council on the 11th January 2024 for the following:

> **"Reserved matters application for the provision of landscaping and ecological enhancements to the Hillside pursuant to Condition 5 of approved outline application DC/16/1677 (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 6 conditions on 5 September 2024 ('the Hillside RMA').

Condition 2 requires the following:

> ***"The ponds hereby permitted shall not be provided until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and remain in force thereafter."***

Condition 3 sets out the following:

> ***"Prior to the use of this area and notwithstanding the submitted Landscape and Ecological Management Plan (LEMP), a revised LEMP shall be submitted to for approval by the Local Planning Authority. The plan shall be implemented as approved and remain in force thereafter."***

Application Submission

The application comprises the following:

- Application Form (dated 30 October 2024)
- Covering letter (dated 30 October 2024)
- Bird Hazard Management Plan (dated 22 October 2024)
- Hillside Landscape and Ecological Management Plan Compliance Statement (dated 9 October 2024)

Bird Hazard Management Plan

The submitted Bird Hazard Management Plan ('BHMP') seeks to minimise the potential bird strike risk to aircrafts operating into and out of Gatwick Airport as requested by Gatwick Airport Limited. The plan details the ongoing site maintenance to deter hazardous birds and sets out a bird hazard monitoring scheme for long term management.

The BHMP has been prepared to cover new water bodies within Phase 1 and the Sports Hub for the strategic development of Mowbray that are under the control of L&G. The first iteration of the BHMP was approved as part of the PAW2 RMA (LPA reference DC/19/2554) and subsequently updated to include others RM areas including Moat Road RMA, Southern Basins RMA, East West Greenspace RMA, Sports Hub RMA and Moat Road Extension RMA (LPA refs: DC/20/2345, DC/21/0027, DC/22/0369, DC/22/1026 and DC/24/0446). The latest version now includes the Hillside RMA (LPA ref. DC/24/0061).

The ponds in the Hillside Reserved Matters Area are designed for the benefit of Great Crested Newts (GCN) and are relatively small and surrounded by suitable GCN terrestrial habitat which, by design, will deter birds deemed hazardous to aircraft. A proportionate approach has therefore been undertaken with the submitted BHMP.

Revised Landscape Ecological Management Plan

Condition 35 of the OPP (DC/16/1677) requires a Landscape and Ecological Management Plan (LEMP) to be submitted for each Phase or sub-phase of the development. The Phase 1 LEMP was submitted and approved by HDC on 15 October 2021 (LPA ref. DISC/21/0139).

A LEMP compliance statement was submitted as part of the Hillside RMA and set out how the Hillside RMA proposals comply with the approved Phase 1 LEMP. The LEMP compliance statement has been updated (rev. P3) to combine previous amendments responding to the consultee comments received into a single document for clarity and sets out how the Hillside RMA complies with the approved Phase 1 LEMP. The updates are contained in paragraphs 3.6-3.9 and 3.4 has been moved to 3.14 of the submitted LEMP compliance statement.

The application has been submitted electronically via the Planning Portal (reference: PP-13468759) and the payment [redacted] has been made via BACS to cover the application fee [redacted] and Planning Portal service charge [redacted].

We trust this application is in order and look forward to confirmation of receipt. Should you require any further information or have any further queries, please do not hesitate to contact me.

Yours sincerely

[redacted]

JOYCE LO
Planner

STANTEC UK LIMITED

Enc.

Cc. Tom Davies (L&G)