

5 May 2026

Project/File: 333102644/A3

via Planning Portal

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

Dear Jason,

Reference: Application to Discharge Condition 12 of Application reference DC/16/1677: Phase 2 Ecological Mitigation and Management Plan

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('**L&G**') further to our submission via Planning Portal of an application seeking the discharge of Condition 12 of Outline Planning Permission reference DC/16/1677 (the '**OPP**') for the site known as 'Mowbray', insofar as it relates to Phase 2.

Background

The OPP granted permission for development of the following description, dated 1 March 2018:

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.

Further to approval of the OPP, an application pursuant to S96A of the Town and Country Planning Act 1990 (as amended), seeking a number of non-material changes to the wording of conditions, was submitted to the Council on 7 May 2019 (reference DC/19/0984; the '**S96A**').

The changes sought through the S96A include amendment to Condition 12 (EMMP) to make clear that the condition can be discharged in relation to part of a Phase if necessary. Condition 12 (as amended through the S96A) requires the following:

- 12. 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**

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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.

An EMMP specific to Phase 2 is enclosed, which fully satisfies the requirements of Condition 12, and is informed by Chapter 12 of the Environmental Statement (and its subsequent appendices and addendums) submitted as part of the OPP.

The EMMP includes measures for avoidance and mitigation pre and during construction, enhancement of existing on-site habitats, and the creation of new on-site habitats as both specific compensation and general enhancement. Further details of on-site habitat management and monitoring are provided to ensure that Phase 2 achieves biodiversity gains, and that all mitigation and enhancement measures are effectively implemented.

Submission

This application seeking the discharge of Condition 12 of the OPP as amended by the S96A comprises the following:

- 01 Application Form (dated 5 May 2026)
- 02 Covering Letter (dated 5 May 2026)
- 03 Phase 2 ~ Ecology Mitigation and Management Plan (March 2026) and Appendices

The application fee of £400 (inclusive of the £91 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14785733)

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.

Reference: Application to Discharge Condition 12 of Application reference DC/16/1677: Phase 2 Ecological Mitigation and Management Plan

Sincerely,

Stantec UK Limited

James Taylor

James Taylor

Planner

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cc. Alex Jones (Stantec)

Robert Thompson (L&G)