



26th November 2025

Nicola Pettifer
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

Thank you for requesting advice on this application 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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/25/1658

Location: Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ

Proposal: Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.

Dear Nicola,

Thank you for consulting Place Services on the above Reserved Matters application.

Recommended Refusal	
No ecological objections	
Recommended Approval subject to attached conditions	
Subject to Natural England's comments on the conclusion of the Water Neutrality AA	
Further information required	Yes
Recommended Discharge of condition	

Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy.

Summary

We have reviewed the decision notice for DC/21/2180 and note that the following conditions relate to ecology and require submission of the relevant documents:



- Condition 4: a Construction Environmental Management Plan – Biodiversity.
- Condition 8: a Hazel Dormouse mitigation licence
- Condition 9: a Biodiversity Enhancement Strategy
- Condition 10: a lighting scheme for biodiversity

In addition, Condition 15 is a regulatory condition securing the mitigation and enhancement measures in the Ecological Impact Assessment (September 2021).

We understand that Conditions 4, 9 and 10 are under consultation as discharge of condition application numbers DISC/25/0325, DISC/25/0321 and DISC/25/0322 respectively.

We note that the Construction Ecological Management Plan Version Vf1 (Ecology Solutions. October 2025) has been submitted and would support this document in the discharge of Condition 4.

We also note that the Biodiversity Enhancement Strategy Version Vf1 (Ecology Solutions, September 2025) has been submitted and would support this document in the discharge of Condition 9.

We understand that the Hazel Dormouse mitigation licence has not yet been submitted in respect of Condition 8.

We note that the Outdoor Lighting Report (MMA Lighting Consultancy Ltd., October 2025) has been submitted. However, we recommend that a lighting scheme for biodiversity is submitted with respect to Condition 10 and highlight that a Habitats Regulations Assessment (HRA) Appropriate Assessment for submission to Natural England by the LPA cannot be prepared until this has been submitted.

We look forward to reviewing the Hazel Dormouse mitigation licence and a lighting scheme for biodiversity when they become available.

Please contact us with any queries.

Yours sincerely

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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.