



17<sup>th</sup> February 2025

Stephanie Bryant  
Horsham District Council  
Parkside,  
Chart Way,  
Horsham,  
West Sussex  
RH12 1RL

By email only

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*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.*

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**Application:** DC/24/1676  
**Location:** New Place Nurseries London Road Pulborough West Sussex RH20 1AT  
**Proposal:** Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.

Dear Stephanie

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

a) No ecological harm/No objection	Yes
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes
f) Subject to Natural England's formal comments on the conclusion of the Bat Appropriate Assessment	Yes

**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 application DC/24/1204 which varies outline application DC/21/2321 and the Decision Notice for application DC/21/2321. We are satisfied that the ecology conditions secured at outline stage are deliverable and therefore have no objection to approval of reserved matters application.

We note that the following conditions in Decision Notice relate to ecology and require the submission of the following documents:

- Condition 4: Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity)
- Condition 11: Landscape and Ecological Management Plan (LEMP)
- Condition 12: Landscape Management and Maintenance Plan
- Condition 17: Lighting Design Scheme for Biodiversity
- Condition 22: compliance with the mitigation and enhancement measures and/or works contained within the Ecological Appraisal [Aspect Ecology, December 2021].

### **Condition 4**

We note that the CEMP: Biodiversity has not yet been submitted and look forward to reviewing the document when it becomes available.

### **Condition 11**

We note that the Landscape and Ecological Management Plan (LEMP) has not yet been submitted and look forward to reviewing the document when it becomes available.

### **Condition 12**

We note that the Planting Schedule Drawing No. 24.1874.L200 (FINC Architects Ltd., November 2024), including landscape maintenance details, Combined Hard & Soft Landscape Plan (Sheets 1-8) Drawing No. 24.1874.L106 (FINC Architects Ltd., November 2024) and Landscape Masterplan Drawing No. 24.1874.L001 (FINC Architects Ltd., September 2024) have been submitted for this application.

We support the Planting Schedule Drawing No. 24.1874.L200 (FINC Architects Ltd., November 2024), including landscape maintenance details, Combined Hard & Soft Landscape Plan (Sheets 1-8) Drawing No. 24.1874.L106 (FINC Architects Ltd., November 2024) and Landscape Masterplan Drawing No. 24.1874.L001 (FINC Architects Ltd., September 2024) and recommend these documents are secured as approved documents for implementation in full.

### **Condition 17**

We note that the Lighting Design Scheme for Biodiversity has not yet been submitted and look forward to reviewing the document when it becomes available.

### **Condition 22**

We note that this is a compliance condition. Unless the LPA receives information to the contrary it should be assumed that all works are carried out in compliance with the approved document Ecological Appraisal (Aspect Ecology, December 2021).

Please contact us with any queries.



Yours sincerely

**Genevieve Broad MCIEEM MSc BSc (Hons)**

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.