



Date: 3 September 2026

Our ref: 20907

Matthew Porter
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By email only: Planning Department, planning@horsham.gov.uk

CONTAINS SENSITIVE INFORMATION

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.

Application: DC/26/1183

Location: Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane
Steyning West Sussex

Proposal: Non Material Amendment to previously approved application
DC/26/0325 (Removal of conditions 19 and 21 (water neutrality) and
variation of trigger of Condition 14 (traffic noise mitigation) of planning
approval DC/21/2233 (Outline for up to 265 dwellings, demolition of No.
37 Kings Barn Lane to provide new pedestrian/cycle/emergency link,
provision of vehicular access from the A283 Steyning by-pass. All
matters reserved except for vehicular access from A283)) for approval
of additional documents under condition 7 (CEMP: Biodiversity).

Thank you for consulting Place Services on the above Non Material Amendment application.
We cannot comment on conditions not related in ecology.

Summary

In Natural England's view the package of ecological resilience measures and proposed licence amendments provides certainty that development in the Sussex North Water Supply Zone (SNWSZ) will not have a likely significant effect on the Arun Valley sites in line with the Habitats Regulations. The long-term solution set out by Natural England and the assessment confirming that development in the SNWSZ will not have a likely significant effect on the Arun

Valley Sites means that Natural England has decided to withdraw its September 2021 Position Statement.

Therefore, we support the removal of Conditions 19 and 20 because they are no longer necessary.

Additionally, the NMA here seeks approval of additional documents under condition 7 (CEMP: Biodiversity). Condition 7 states *“Regulatory Condition: The development hereby permitted shall be carried out in accordance with the details and measures approved in the CEMP: Biodiversity approved under planning decision notice DISC/25/0384. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.”*

We have reviewed the Construction Environmental Management Plan (CEMP): Biodiversity (Ecosupport, May 2025), Phase II Badger Report (Ecosupport, July 2026), Badger Survey & Mitigation Report (Ecosupport, July 2026) and the Technical Note (bats) (Ecosupport, June 2025).

The additional documents are required as the plans now include a newly located rerouting, which required amendment to the previously secured document. We are satisfied the information is appropriate and should be secured as part of the amendment.

The above documents should be implemented in full and available on site for ease of reference.

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.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.