



Date: 6 August 2026

Our ref: 19498

Kate Turner
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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/26/0835
Location: Land North Of The Rise Partridge Green West Sussex RH13 8JB
Proposal: Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access *Not an Environmental Impact Assessment Application.

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

No ecological objection	☒
No ecological objection subject to attached conditions	☐
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

[Please refer to Horsham District Councils advice regarding Water Neutrality requirements following Natural England's Withdrawal Statement \(31st October 2025\).](#)

Summary

We have reviewed the decision notice for DC/22/0301 and note that the following conditions relate to ecology and require submission of the stated documents:

- Condition 7 Great Crested Newt Mitigation Method Statement
[REDACTED]
- Condition 9 Biodiversity Enhancement Strategy
- Condition 18 Landscape and Ecological Management and Maintenance Plan (LEMMP)
- Condition 22 Scheme of landscaping
- Condition 26 Compliance with Technical Note (RSK ADAS Ltd., May 2023) in Appendix B of the Statement Case (DMH Stallard, May 2023), Preliminary Ecological Appraisal (ADAS, May 2019), the Reptile Survey Report (ADAS, July 2019), the Great Crested Newt eDNA Survey Report (ADAS, May 2019), the Tree Removal Plan (September 2021) and the Ecology Update Letter (ADAS, 29 September 2020).

Condition 7

We note that the Great Crested Newt Mitigation Method Statement Issue 01 (Harper Environmental, December 2025) has been submitted. We would support this document in the discharge of Condition 7.

[REDACTED]

Condition 9

We note that the Biodiversity Enhancement Strategy Issue 02 (Harper Environmental, January 2026) has been submitted. We would support this document in the discharge of Condition 9.

Condition 22

We note that the Landscape Planting Strategy Drawing No. 763-400 Rev B (Allen Scott Landscape Architecture, April, 2026), Landscape Strategy & Outline Materials Palette (Allen Scott Landscape Architecture, April, 2026) and Landscape Masterplan Drawing No. 763-100 Rev F (Allen Scott Landscape Architecture, April, 2026) has been submitted. From an ecological perspective, we would support these documents in the discharge of Condition 22.

Condition 26

This is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Technical Note (RSK ADAS Ltd., May 2023) in Appendix B of the Statement Case (DMH Stallard, May 2023), Preliminary Ecological Appraisal (ADAS, May 2019), the Reptile Survey Report (ADAS, July 2019), the Great Crested Newt eDNA Survey Report (ADAS, May 2019), the Tree Removal Plan (September 2021) and the Ecology Update Letter (ADAS, 29 September 2020). Therefore, we recommend that this condition is discharged by the LPA once the development has been completed and mitigation and enhancements have been secured and implemented.

We note that the Landscape and Ecological Management and Maintenance Plan (LEMMP) in respect of Condition 18 has not yet been submitted. We look forward to reviewing the documents when they become available.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)

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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.