Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 16 September 2025 Our ref: 04727

Amanda Wilkes
Horsham District Council
Parkside
Horsham
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RH12 1RL

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

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/25/0595
Location: Land at Danhill, North of West Chiltington Road West Chiltington West Sussex
Proposal: Excavation to create two wildlife ponds

Thank you for re-consulting Place Services on the above 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 Water Neutrality Appropriate Assessment	☒
Subject to Natural England's formal comments on the conclusion of the Bat Appropriate Assessment	☒

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 additional ecology information submitted and we support Document CE25014A – Scheme to promote opportunities for reptile and amphibian populations through the creation of new hibernacula across the area of Pond/Wetland (submitted 19th August 2025) and Pond 1 Plan Drawing Number 1352 - CLine- XX - 00 - DR - A – 2000 Revision S4 PO2 (Coastline Architects, July 2025). We have previously reviewed the Protected Species: Precautionary Method Statement (Co-Ecology, July 2025), Construction Environment Management Plan (Biodiversity) (Co-ecology, March 2025) and Preliminary Ecological Appraisal (Co-ecology, February 2025), relating to the likely impacts of development on designated sites, protected and Priority species and habitats and the identification of proportionate mitigation. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

We are still satisfied that there is sufficient ecological information available for determination of this application. We still have no objections on ecological matters excluding Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the NatureSpace Partnership.

Please note that the our HRA screening report dated 30th July 2025 is still valid.

For clarity, we have included the conditions recommended in our response dated 30th July 2025 below, updated to include the current ecology information. The previously recommended Biodiversity Enhancement Strategy is no longer considered necessary. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent:

Recommended conditions

1. **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

""All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Document CE25014A – Scheme to promote opportunities for reptile and amphibian populations through the creation of new hibernacula across the area of Pond/Wetland (submitted 19th August 2025), Pond 1 Plan Drawing Number 1352 - CLine- XX - 00 - DR - A – 2000 Revision S4 PO2 (Coastline Architects, July 2025), Protected Species: Precautionary Method Statement (Co-Ecology, July 2025) and Preliminary Ecological Appraisal (Co-ecology, February 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason*:* To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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 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.