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

Date: 16 September 2025 Our ref: 07871

Jason Hawkes
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

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

Thank you for requesting advice on this reserved matters 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/25/1018
Location: Mowbray Development Site, Land North of Horsham Rusper Road Horsham West Sussex
Proposal: Reserved Matters application pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Village Centre in RM Area 3 comprising 44 residential dwellings (Use Class C3), 753 sqm (GIA) of flexible retail, leisure, commercial, cafe and restaurant floorspace (Use Classes A1, A2, A3, A4, A5, B1 and D1), plaza, car and cycle parking, landscaping, drainage, access and internal roads and associated infrastructure.

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 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/16/1677 and note that Condition 5 relates, in part, to landscaping.

We note that the Ecology Mitigation and Management Plan for Village Centre, RMA 3 DFA25025V2 (Derek Finnie Associates, April 2025) and Landscape and Ecological Management Plan Compliance Statement (David Jarvis Associates, April 2025), together with the relevant landscape documents have been submitted. From an ecological perspective, we would support these plans in the discharge of Condition 5.

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.