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

Date: 5 November 2026
Our ref: 23550

Stephanie Bryant
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: planning@horsham.gov.uk

Thank you for requesting advice on this discharge of condition 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: DISC/26/0338
Location: Land North of Horsham Old Holbrook Horsham West Sussex
Proposal: Application for Approval of Details Reserved by Condition 35 to approved application DC/16/1677

Thank you for consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology.

Condition
Condition 35: **Recommend discharge**

Pre-Occupation Condition: No part of the development hereby permitted within any subphase or part of the development shall be occupied until a Landscape and Ecological Management Plan (LEMP) detailing the long term management and maintenance principles including long term design objectives, management responsibilities, a description of landscape components, management prescriptions and maintenance schedules for the landscape buffers and areas of strategic open space as shown on the Strategic Landscape Buffers Plan

(drawing number no.2153A-210D) and within the appropriate sub-phase or part of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Landscape and Ecological Management Plan (David Jarvis Associates, November 2025) which has been submitted in order to discharge Condition 35.

The submitted LEMP in relation to ecology includes sufficient detail. The document includes details such as what ecological enhancements should be provided, we note the location plans for such enhancements will be delivered by a different condition for each phase. The document also includes within Appendix 3, details of the various Dormouse licence applications for this site. We are satisfied the management details in relation to soft landscaping is sufficient. We are satisfied that the submitted information includes the detail required by this Condition.

Recommendation

In terms of ecology, subject to implementation in full of the submitted details, we recommend discharge of Condition 35.

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

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.