



Date: 21 July 2026

Our ref: 19575

Alice Johnson
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only:

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: DC/26/0975

Location: Broomers Hill Park Broomers Hill Lane Codmore Hill West Sussex RH20 2RY

Proposal: Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings into one single building.

Thank you for consulting Place Services on the above Variation of Condition application.

Summary

We understand from the Covering Letter (LRM Planning Limited, June 2026) that the changes relating to ecology affect Conditions 22 and 23 (landscape) and comprise:

- No longer culverting the stream
- Retaining the trees on the eastern boundary due to moving the building
- Introducing a range of ecological enhancements, including bird and bat boxes, low level lighting and improved landscape features

We support the application for variation in conditions and advise the LPA to prepare a revised project level Habitats Regulations Assessment (HRA) Appropriate Assessment to record its

decision and consult Natural England on the conclusion. This will support the new consent to be issued.

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

Hayley Dean MCIEEM MSc BSc (Hons)

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.