



Date: 19 August 2026

Our ref: 20570

Nicola Pettifer
Horsham District Council
Parkside,
Chart Way,
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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.

Application: DC/26/1071
Location: New Place Nurseries London Road Pulborough West Sussex RH20 1AT
Proposal: Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale (alternative proposal)

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/21/2321, as varied by DC/24/1204, and note that the following conditions relate to ecology and require submission of the stated documents:

- Condition 4 Construction Environmental Management Plan (CEMP: Biodiversity)
- Condition 11 Landscape and Ecological Management Plan (LEMP)
- Condition 12 Landscape and Ecological Management and Maintenance Plan (LEMMP)
- Condition 16 Water neutrality
- Condition 17 Lighting scheme for biodiversity
- Condition 22 Compliance with the Ecological Appraisal [Aspect Ecology, December 2021].

Conditions 11 and 12

We note that the Landscape Masterplan Alternate Scheme Drawing No. H9376-FIN-XX-XX-DR-LA-215034 rev C02 (Finc Architects Ltd., June, 2026), Planting Schedule Alternate Scheme Drawing No. H9376-FIN-XX-XX-DR-LA-215033 rev C02 (Finc Architects Ltd., June, 2026), Combined Hard and Soft Landscape Plan Alternate Scheme Drawing No. H9376-FIN-XX-XX-DR-LA-215032 rev C02 (Finc Architects Ltd., June, 2026) and Overall Landscape Proposals Plan Alternate Scheme Drawing No. H9376-FIN-XX-XX-DR-LA-215031 rev C02 (Finc Architects Ltd., June, 2026) have been submitted. From an ecological perspective, we would support these documents in partial discharge of Conditions 11 and 12. However, the LEMP and LEMMP documents have not yet been submitted and we look forward to reviewing them when they become available.

Condition 22

This is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Ecological Appraisal [Aspect Ecology, December 2021]. 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 CEMP: Biodiversity in respect of Condition 4, the water neutrality documents in respect of Condition 16 and the lighting scheme for biodiversity in respect of Condition 17 have not yet been submitted. We look forward to reviewing the documents when they become available. Should Condition 16 require removal, in light of the above referenced withdrawal statement a S.73 application is required to remove the condition.

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.