



Date: 26 May 2026

Our ref: 17374

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

By email only:

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/26/0592
Location: Land at Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham West Sussex RH12 3LR
Proposal: Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale

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/22/1052 as amended by DC/25/1886 (Appeal Ref: APP/Z3825/W/23/3321658) and note that the following conditions relate to ecology and require the specified documents:

- Condition 3 Landscaping
- Condition 7 Construction Environmental Management Plan (Biodiversity)
- Conditions 12 and 15 Water Neutrality
- Condition 16 Ecological survey reports for Great Crested Newt [REDACTED]
- Condition 17 Biodiversity Enhancement Strategy
- Condition 21 Lighting design scheme for biodiversity

Condition 3

We have reviewed the Landscape Masterplan Drawing No. CSA/7945/112 (CSA Environmental, March 2026 and Soft Landscape Proposals Drawing No. CSA/7945/105-110) Sheets 1 to 6 (CSA Environmental, March 2026). From an ecological perspective, we would support these plans in the discharge of Condition 3.

Conditions 12 and 15

We note that Conditions 12 and 15 relating to Water Neutrality were discharged on 27th January 2026.

Condition 16

We have reviewed the Ecological Technical Note (EPR, submitted April 2026) which relates to surveys for Great Crested Newt [REDACTED] and which concludes that no further surveys for these species are required. [REDACTED]

[REDACTED]. We would therefore support the Ecological Technical Note (EPR, submitted April 2026) in the discharge of Condition 16.

We note that the Construction Environmental Management Plan (Biodiversity) relating to Condition 7, the Biodiversity Enhancement Strategy relating to Condition 17 and the Lighting design scheme for biodiversity relating to Condition 21 have not yet been submitted. We look forward to reviewing these documents when they become available.

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

Email: PlaceServicesEcology@essex.gov.uk



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.