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

Date: 14 October 2026
Our ref: 23411

Matthew Porter
Horsham District Council
Parkside
Horsham
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By email only: planning@horsham.gov.uk

Thank you for requesting advice on this reserved matter 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/26/0972
Location: Land at 508918 115291 Melton Drive Storrington West Sussex
Proposal: "Reserved Matters submission pursuant to condition 2a of outline planning permission DC/24/2006 for the erection of 62 dwellings relating to matters of appearance, landscaping, layout and scale."

Thank you for re-consulting Place Services on the above reserved matter 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	☐

Summary

We have now reviewed the Ecology Statement (Aspect Ecology, October 2026), Lighting Layouts and the Lighting Design Strategy (Aspect Ecology, October 2026).

We are now satisfied that there is sufficient ecological information available to support approval of this reserved matter application.

The following matters previously addressed have now either been dealt with separately by condition or are currently being commented on:

- Condition 6 Licence for Hazel Dormouse - DISC/26/0251 – Permitted
- Condition 7 Reptile Mitigation Strategy - DISC/26/0251 – Permitted
- Condition 8 Construction Environmental Management Plan (CEMP: Biodiversity) – DISC/26/0325 - Pending Consultation
- Condition 14 Biodiversity Enhancement Strategy - DISC/26/0255 – Permitted
- Condition 17 Lighting Design Strategy for Biodiversity – Further commented on below.

Condition 17: We previously stated *"We note that the Overall Lighting Layout Drawing Number 7649-MJA-SW-XX-DR-070 Rev P2 (MJA Consulting, July 2026) and Lighting Layout Sheets 1 and 2 Drawing Number 7649-MJA-SW-XX-DR-071/072 Rev P2 (MJA Consulting, July 2026) have been submitted. Condition 17 requires the identification of areas/features on site that are sensitive for Hazel Dormouse and bats and the provision of plans which demonstrate that these species will not be disturbed."* We are now satisfied that the above referenced documents have demonstrated the further information and have addressed our previous concerns. As such, we are now able to support these documents in the discharge of Condition 17 until additional information has been submitted.

The site lies approximately 9.3km southeast of The Mens Special Area of Conservation (SAC) and the site is therefore within the 12.0km Wider Conservation Area for the SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The qualifying feature for The Mens SAC is Barbastelle bat, which has been recorded within 2km of the site (Sussex Biodiversity Record Centre (SBISx) – accessed under licence). In addition, there are over 35 records of bats within 2km of the site, including Brandt's bat, Common Pipistrelle, Serotine, Soprano Pipistrelle and Noctule (SBISx – accessed under licence). One European Protected Species Mitigation Licence (EPSML) was granted for Soprano Pipistrelle 1.1km to the southeast of the site in 2015 and one EPSML was granted for Brown Long-eared, Common Pipistrelle and Serotine bat 1.9km to the southwest of the site in 2015 (MAGIC maps).

The site lies approximately 15.1km southeast of Ebernoe Common Special Area of Conservation (SAC) and the site is therefore outside the 12km Wider Conservation Area for this SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale

Enhancement Protocol). The site lies approximately 3.6km east of Arun Valley SAC, SPA and Ramsar site.

Lighting impacts needed to be addressed in order to ensure the mitigation required to ensure the integrity of the Mens SAC and qualifying species (Barbastelle) was not impacted. We are now satisfied there is sufficient evidence to support the LPA to prepare a project level HRA Appropriate Assessment to record its decision and consult Natural England on the conclusion.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

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

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.