Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 15 October 2026
Our ref: 21043

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/26/0247
Location: Mowbray Phase 2 Old Holbrook Horsham West Sussex
Proposal: "Application for Approval of Details Reserved by Condition 14 (as amended by DC/19/0984) to approved application DC/16/1677"

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

Condition
Condition 14: **Recommend discharge**

Pre-Commencement Condition: Prior to the submission of an Ecological Mitigation and Management Plan (EMMP) with an application seeking approval of Reserved Matters pursuant to the planning permission, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of the area covered by the Reserved Matters application to support protected and notable species and inform the future design of

measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Reserved Matters application. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in accordance with current survey guidelines. The scope of these surveys shall be agreed in advance with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the EMMP for that Reserved Matters area and the results and associated reports appended to the Ecological Mitigation and Management Plan for that Reserved Matters area.

Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), [redacted], NERC Act 2006 and the NPPF.

Comments

These comments relate to Phase 2 of the development only. We have reviewed the Ecology Survey Scoping Report (May 2026) (CSA/8029/01) which has been submitted in order to discharge Conditions 14. Additionally, we have now further discussed the application with the case officer who expanded on the above condition stating the condition agrees to the scope of the surveys and the results of such surveys will come forward with conditions 11 and 12.

We are satisfied that the submitted information includes the detail required by these conditions. The document submitted is a scoping report, which highlights what further surveys are required to inform the mitigation strategy. The results of the updated ecological surveys (bats, Hazel Dormouse, GCN, [redacted], reptiles) to inform the Ecological Mitigation and Management Plan (EMMP) will be needed to inform Conditions 11 and 12.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 14.

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.