



Date: 17 March 2026

Our ref: 14767

Matthew Porter
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/26/0209

Location: Land To The North of High Bar Lane Thakeham West Sussex

Proposal: Variation of Condition 1 and Removal of Conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, 45 and 46 of previously approved application DC/23/2152 (Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply) to allow for the use of HEMSPAN as a construction method and replace flats with terraced houses, and relating to water neutrality.

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

Summary

In Natural England's view the package of ecological resilience measures and proposed licence amendments provides certainty that development in the Sussex North Water Supply Zone (SNWSZ) will not have a likely significant effect on the Arun Valley sites in line with the Habitats Regulations. The long-term solution set out by Natural England and the assessment confirming that development in the SNWSZ will not have a likely significant effect on the Arun Valley Sites means that Natural England has decided to withdraw its September 2021 Position Statement.

Therefore, we support the removal of Conditions 12, 13, 14, 15, 37, 38, 39, 44 and 45 because they are no longer necessary.

We recommend that the LPA's Habitats Regulations Assessment (HRA) for this application is updated to 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.