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

Date: 30 July 2025 Our ref: 06094

Giles Holbrook
Horsham District Council
Parkside
Horsham
West Sussex
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. 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/25/1020
Location: Southwater Business Park Sony Dadc Uk Limited Worthing Road Southwater
Proposal: Variation of conditions 1, 5, 10, 14 and 19 of previously approved application reference: DC/23/1843 (Demolition of existing warehouse buildings. Erection of new single-storey buildings to provide employment units for a flexible range of employment uses (Use Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with associated access road, hard and soft landscaping, cycle parking, car parking, EV charging, service yard, loading bays, site infrastructure and associated works). Amendments sought in respect of the design of rainwater harvesting apparatus, drainage infrastructure, the arrangement of the car-park serving approved unit 7 and the treatment of trees present to the south-eastern site boundary

Thank you for consulting Place Services on the above variation of condition 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 reviewed the submitted documents, including the cover letter. The proposed amendments relate to a change in the design of rainwater harvesting apparatus, drainage infrastructure, the arrangement of the car-park serving approved unit 7 and the treatment of trees present to the south-eastern site boundary. We are satisfied the proposed changes will not impact the already secured ecological mitigation measures and will not lead to any further impacts on ecology.

We have no further comments on this variation of condition application. Remaining conditions relating to ecology for this consented development should be retained.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
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.