



Date: 24 July 2026
Our ref: 19740

Sam Whitehouse
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: planning@horsham.gov.uk

Thank you for requesting advice on this reserved matters 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/26/0909
Location: Land North of Horsham Horsham West Sussex
Proposal: Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure

Thank you for 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 reviewed the following documents relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures:

- Landscape Masterplan (CSA Environmental, February 2026)
- Ecological Mitigation and Management Plan (BioScan, February 2026)
- Landscape & Ecology Management Plan (CSA Environmental, May 2026)
- Tree Protection Plan (KEEN, February 2026)
- Private Lighting Impact Assessment (MMA, May 2026)
- Outdoor Lighting Report (MMA, May 2026)
- Decision notice for DC/16/1677

Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

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

We note that condition 49 on the outline consent requires compliance with a detailed Ecological Mitigation and Management Plan (EMMP), which accords with the approved Phase-wide EMMP and any updated ecological surveys. In addition, condition 62 requires a wildlife sensitive lighting strategy.

We are satisfied the updated ecological surveys required for Area 4 of Phase 1 have been undertaken and are within date. Additionally, we are satisfied the proposed mitigation measures are appropriate and should be implemented in full, as should the biodiversity enhancements shown on the submitted plans. These include integrated bat and bird boxes, as well as Hedgehog highways.

We note that a wildlife friendly lighting scheme based on the ILP & Bat Conservation Trust's Guidance Note 08/23 in relation to condition 62 has been provided within the Private Lighting Impact Assessment (MMA, May 2026) and the Outdoor Lighting Report (MMA, May 2026), and we are satisfied the lighting strategy is appropriate.

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.

We have no objections on ecological matters excluding Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

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.