



Date: 11 September 2026
Our ref: 21745

Jason Hawkes
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

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/26/0731
Location: The Mowbray Development Site Horsham West Sussex
Proposal: "Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SuDS basins, landscaping, and associated infrastructure."

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 reviewed the RMA 3: Ecology Mitigation and Management Plan (CSA, August 2026) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house. Additionally, regarding Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

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

This reserved matter application is to be considered concurrent with Condition 5 which states *“Pre-Commencement Condition: Details relating to the layout, scale, appearance, means of access (save for the accesses approved pursuant to Condition 1) and landscaping associated therewith (hereafter called the Reserved Matters) for each Area of the site as shown on the Reserved Matters Area Plan approved pursuant to condition 7 of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.”*

As such, as stated previously it is our professional opinion that Condition 14 must also be considered concurrent with this application to ensure to proposed layout will not negatively impact protected and Priority species and habitats and allow us to inform whether we are satisfied with Condition 5, in relation to ecological matters.

Condition 14, which relates to the Ecology Mitigation and Management Plan (EMMP) states *“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), The Badger Act 1992, NERC Act 2006 and the NPPF.”

The submitted RMA 3: Ecology Mitigation and Management Plan (CSA, August 2026) has addressed our previous concerns regarding European Protected Species: (Hazel Dormouse and Bat), Protected species (reptiles) and Priority species (breeding birds and Invertebrates), with the required additional surveys now complete and mitigation/compensation sufficiently detailed.

Subject to the RMA 3: Ecology Mitigation and Management Plan (CSA, August 2026) being implemented in full, which includes ecological supervision and ongoing monitoring of the site over several years, we are satisfied the information within Condition 14 is sufficient and recommend discharge of condition 14. As such, we have no ecological concerns regarding the layout (Condition 5), subject to Condition 14 being implemented in full.

We recommend that submission for approval and implementation in full of the submitted details.

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.