



Date: 07 October 2026

Our ref: 22215

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Horsham District Council
Parkside,
Chart Way,
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RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

Contains sensitive information

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.

Application: DC/26/1241

Location: Land Parcel at 519531 134037 Rusper Road Horsham West Sussex

Proposal: Reserved Matters application (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, and associated infrastructure.

Thank you for consulting Place Services on the above reserved matters application. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house. We note that this application relates to RM Area 12.

Summary

We have reviewed the decision notice for DC/16/1677 and note that the following conditions relate to ecology and require submission of the stated documents:

- Condition 8 (amended) Phase Wide Design and Landscape Strategy
- Condition 9 (amended) Construction Environment Management Plan
- Condition 11 (amended) Up to date ecological surveys within an Ecological Mitigation and Management Plan (EMMP) for accesses
- Condition 12 (amended) Up to date ecological surveys within an Ecological Mitigation and Management Plan (EMMP) for other than accesses

- Condition 13 (amended) Up to date ecological surveys regarding potential of that Phase to support protected species within an Ecological Mitigation and Management Plan (EMMP)
- Condition 14 (amended) Up to date ecological surveys regarding potential of the area covered by the Reserved Matters application to support protected species
- Condition 35 Landscape and Ecological Management Plan (LEMP) relating to the Strategic Landscape Buffers Plan
- Condition 36 Landscape and Ecological Management Plan (LEMP)
- Condition 45 Lighting scheme for the Sports Hub
- Regulatory Condition 48 demonstrate compliance with various documents through a design document
- Regulatory Condition 49 Ecological Management and Mitigation Plan
- Regulatory Condition 48 Phase-wide Ecological Management and Mitigation Plan implemented through a Compliance Design Document
- Regulatory Condition 49 Phase-wide Ecological Management and Mitigation Plan
- Regulatory Condition 50 Phase-wide Design and Landscape Strategy
- Regulatory Condition 62 Sensitive lighting strategy
- Regulatory Condition 63 Lighting scheme for the Sports Hub

Conditions 11, 12, 13 and 14 (amended)

We note that updated ecological surveys were undertaken in February 2026 for Phase 2 (RMA 12: Ecological Management and Mitigation Plan Revision A (CSA Environmental, June 2026)). Our comments are as follows:

- We support the preparation of a sensitive lighting strategy to satisfy Regulatory Condition 62 (Section 4.20). We look forward to reviewing this document when it becomes available.
- We understand that a Ground Level Tree Assessment for impacts to roosting bats for trees T18, T19, T21, T23 and T24-T28 was undertaken in April 2026 and the results are currently being analysed (Sections 4.25 – 4.28). We look forward to reviewing these results when they become available.
- We also understand that the presence of Hazel Dormouse has not been confirmed for this site. However, as there is ancient woodland adjacent to the east and boundary hedgerows, we understand that a Habitat Quality Assessment for Hazel Dormouse was undertaken in April 2026 and look forward to reviewing the results when they become available (Section 4.32).
- We also understand from Section 4.43 that update reptile presence/absence surveys are currently ongoing and we look forward to reviewing the results when they become available.

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- We also understand from Section 4.50 that this development will result in the loss of suitable habitat for farmland birds such as Skylark and that breeding bird surveys are in progress. We look forward to reviewing the bird mitigation strategy when it becomes available.

We would expect the finalised mitigation measures to be secured as part of the reserved matters application.

Conditions 35 and 36

We also note that the Landscape and Ecological Management Plan – Phase 2 Revision P1 (David Jarvis Associates, April 2026) has been submitted and, from an ecological perspective, we would support this document in the discharge of Conditions 35 and 36.

Conditions 45 and 63

We also note that the Overall General Arrangement Drawing No MOW-PH2-P12-6101 Rev H (Glanville, June 2026) relates to a sensitive lighting scheme and we would therefore support this document in the discharge of Conditions 45 and 63.

Condition 48

We also note that the Compliance Design Document (Stantec Ltd., June 2026) has been submitted referencing the Phase-Wide Ecological Management and Mitigation Plan. We would therefore support this document in the discharge of Regulatory Condition 48, from an ecological perspective.

Condition 49

We also note that the RMA 12: Ecology Mitigation and Management Plan Revision A (CSA Environmental, June 2026) has been submitted and we therefore support the discharge of Regulatory Condition 49.

Condition 50

We also note that the RM12 - General Arrangement Drawing No. DR-0001/02/03 Version SO-P3/P4 (David Jarvis Associates, June 2026), Planting Proposals (1 of 10) Drawing No. DR-0011/12/13 Version SO-P4 (David Jarvis Associates, September 2026), Soft Landscape Specification (David Jarvis Associates, June 2026) have been submitted in partial support of Regulatory Condition 50.

We note that the Phase Wide Design and Landscape Strategy in respect of Condition 8 (amended) and Regulatory Condition 50; and the Construction Environment Management Plan in respect of Condition 9 (amended) have not yet been submitted. We look forward to reviewing these documents (from an ecological perspective for the Phase Wide Design and Landscape Strategy) when they become available.

Please note that we have no comments on 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)
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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.

AI may have been used in the preparation of this response, but its 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.