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

Date: 3 June 2025 Our ref: 04679

Steve Astles
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/25/0363
Location: Pulborough Rugby Football Club Pulborough Road Cootham Pulborough West Sussex RH20 4HP
Proposal: Variation of Condition 1 of previously approved application DC/22/1585 (Erection of a single storey side extension to the existing clubhouse for additional changing facilities with 10no. rooflights. Erection of a single storey Training Barn facility with 8no. rooflights. Installation of 4no. luminaires to the existing floodlight columns to provide lighting for Training pitch located North-West of the site.) To change siting of approved side extension.

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 comments on the conclusion of the Water Neutrality AA	☐

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Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy.

Summary

We do not have any comments on this variation of condition 1 in relation to change the siting of the approved side extension. We do not believe there will be any ecological implications as the Planning Statement (Downsview Associates, submitted 17th March 2025) states that the application is in order to move the proposed extension 2m further forward to avoid the electric cable.

However, we advise the LPA to prepare a revised project level HRA Appropriate Assessment to record its decision and consult Natural England on the conclusion. This document accompanies our response.

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.