



Date: 23 September 2026

Our ref: 21921

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Horsham District Council
Parkside,
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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.

Application: DC/26/1204

Location: Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR

Proposal: All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102

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.

Summary

We have reviewed the decision notice for DC/25/0102, and note that the following conditions relate to ecology and require submission of the stated documents:

- Condition 6 Licence for Hazel Dormouse
- Condition 11 Construction Environmental Management Plan (CEMP: Biodiversity)
- Condition 16 Biodiversity Enhancement Strategy
- Condition 17 Details of soft landscaping works
- Condition 18 Landscape Management and Maintenance Plan (LMMP)

- Condition 25 Compliance with the Ecological Impact Assessment (Ecosupport Ltd., April 2025), Ecological Impact Assessment (Ecosupport Ltd., December 2024) and Lighting Strategy Revision 5 (SLR Consulting Ltd., December 2024)
- Condition 27 Review of ecological mitigation measures if the outline application has not commenced within one year of the planning consent.

Condition 6

We note that the licence for Hazel Dormouse has not yet been submitted and therefore we are unable to support the discharge of Condition 6 at this time. We look forward to reviewing the document when it becomes available.

Condition 11

We note that the Construction Environmental Management Plan (CEMP: Biodiversity) in respect of Condition 11 has not yet been submitted. We look forward to reviewing the document when it becomes available.

Condition 16

We note that the Biodiversity Enhancement Strategy (Ecosupport Ltd., July 2026) has been submitted and would support this document in the discharge of Condition 16.

Condition 17

We note that the Hard and Soft Landscape Specification (Fabrik, July 2026), Landscape General Arrangement Plan – Legend and Planning Notes Drawing Number D3270-FAB-00-XX-DR-L-1000 ((Fabrik, July 2026), Landscape General Arrangement Plan Sheets 1 - 5 Drawing Numbers D3270-FAB-00-XX-DR-L-1001-5 ((Fabrik, July 2026), RMA Landscape Design Statement (Fabrik, July 2026), Soft Landscape Details – Sheets 1 & 2 Drawing Numbers D3270-FAB-00-XX-DR-L-8701 & 2 (Fabrik, July 2026). From an ecological perspective we would support these documents in the discharge of Condition 17.

Condition 18

We note that the Landscape Maintenance & Management Specification (Fabrik, July 2026) has been submitted and, from an ecological perspective, we would support this document in the discharge of Condition 18.

Condition 25

This is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Ecological Impact Assessment (Ecosupport Ltd., April 2025), Ecological Impact Assessment (Ecosupport Ltd., December 2024) and Lighting Strategy Revision 5 (SLR Consulting Ltd., December 2024). Therefore, we recommend that this condition is discharged by the LPA once the development has been completed and mitigation and enhancements have been secured and implemented.

Condition 27

We note that the Ecological Impact Assessment (Ecosupport Ltd., July 2026) has been submitted as an update to the ecology reports submitted in April 2025 and December 2024. We support the Precautionary Method Statement for reptiles in Section 7.5 of the Ecological Impact Assessment (Ecosupport Ltd., July 2026) as there are low populations of Slow Worm and Common Lizard on site. We also support the outline mitigation measures for Hazel Dormouse in Section 7.7 of the Ecological Impact Assessment (Ecosupport Ltd., July 2026) as this species has been confirmed as present on site and therefore a European Protected Species Mitigation Licence for Hazel Dormouse is required (Condition 6). The Precautionary Method Statement for reptiles should be secured by a condition of any consent. We support the Ecological Impact Assessment (Ecosupport Ltd., July 2026) in the discharge of Condition 27.

We also note that the site lies approximately 12.1km east of The Mens Special Area of Conservation (SAC) and therefore lies outside the Wider Conservation Area for the SAC (MAGIC maps). Therefore, the impacts on the populations of bats in the SAC do not need to be assessed for this application (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol) and it is not necessary for the LPA to prepare a project level Habitats Regulations Assessment (HRA).

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.