



Date: 23 September 2026

Our ref: 21993

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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/26/1323
Location: RM Area 11 (Moathouse) Moathouse Farm Rusper Road Horsham West Sussex RH12 4QR
Proposal: Application for approval of Reserved Matters (layout, scale, appearance, means of internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping 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 11. We also note from the Cover Letter (Stantec UK Ltd., July 2026) that RM Area 11 is located within the centre of Phase 1, within 'Sub Phase 1C' and the site comprises an existing dwelling, known as the 'Moathouse', associated garage and outbuilding.

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 (*not relevant to this application*)
- Condition 36 Landscape and Ecological Management Plan (LEMP)
- Condition 45 Lighting scheme for the Sports Hub (*not relevant to this application*)
- 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 (*not relevant to this application*).

Conditions 11, 12, 13 and 14 (amended)

We note that an update site walkover and a Preliminary Roost Assessment for bats were undertaken in July 2026 and bat emergence surveys were undertaken in July and August 2026 (RMA 11 Moat House: Ecological Mitigation and Management Plan Revision A (CSA Environmental, July 2026)). Our comments are as follows:

- We understand that the farmhouse (MH1) supports Common Pipistrelle and Brown Long-eared bat roosts and the triple garage (MH2) supports Common and Soprano Pipistrelle bat roosts. We note that the farmhouse (MH1) will be retained. Therefore, a licence for bats will be required for building MH2 (Section 5.12) and the outline measures to support the application to Natural England will be required prior to determination of this application.
- We note that the update site walkover in July 2026 did not identify any trees with Potential Roost Features (PRFs) for bats. (Sections 3.7 - 3.11) and therefore we agree that no further surveys for bats and trees are required.

- We understand that there is no suitable habitat for Hazel Dormouse on site (Sections 3.13 and 3.14). Therefore, we agree that no further surveys for Hazel Dormouse are required.
- We also understand that it is unlikely that reptiles are present on site (Section 3.22), although there are some habitats on site suitable for supporting reptiles. Therefore, we support the precautionary check for reptiles prior to vegetation clearance in Section 5.21.

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

Condition 36

We also note that the Moathouse Landscape and Ecological Management Plan Compliance Statement Revision P1 (David Jarvis Associates, July 2026) has been submitted and, from an ecological perspective, we would support this document in the discharge of Condition 36.

Condition 48

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

Condition 49

We also note that the Ecological Mitigation and Management Plan Revision A (CSA Environmental, July 2026)) has been submitted and we would therefore support this document in the discharge of Regulatory Condition 49.

Condition 50

We also note that the Moathouse – General Arrangement Drawing ref: 2898-5-2-35 Drawing No. DR-0001 Version S5-P6 (David Jarvis Associates, September 2026) has been submitted and we would therefore support this document in the discharge of Regulatory Condition 50.

Condition 62

We also note that the Lighting Drawing Ref 2898-5-5-FRN Drawing No. 0005 Version S5-P4 (David Jarvis Associates, August 2023) provides information on Private Column / Lantern Tear Drop U Bracket, Private Uplighter and Private Column / Lantern bollard. However, a plan of the siting of these lighting elements has not been provided. We look forward to reviewing that information when it is submitted.

We note that the Phase Wide Design and Landscape Strategy in respect of Condition 8 (amended) 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) and the additional plan for the lighting scheme (Condition 62) 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.

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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.