



Date: 23 September 2026

Our ref: 21994

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Parkside,
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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/26/1322

Location: Land Parcel at 519465 134242 Rusper Road Horsham West Sussex

**Proposal: Reserved Matters pursuant to Condition 5 of Outline Planning
Permission reference DC/16/1677 for the creation of the Sub-Phase 2A
Strategic Landscape Buffer.**

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 Sub-Phase 2A. We understand from the Phase 2 Ecological Mitigation and Management Plan Revision A (CSA Environmental, July 2026)) that the site is located to the west extent of Phase 2 and runs along the north and west boundaries of RM Area 13 (residential development), acting as a strategic landscape buffer.

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) (*not relevant to this application*)
- Condition 45 Lighting scheme for the Sports Hub (*not relevant to this application*)
- Condition 46 Landscape details for the Landscape Buffers
- 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 was undertaken in February 2026 (Phase 2 Ecological Mitigation and Management Plan Revision A (CSA Environmental, July 2026)). Our comments are as follows:

- We support the retention of hedgerows, woodland belts and all scattered trees on site and the implementation of a 15m buffer between the ancient woodland and the site (Sections 4.4 and 4.8). We understand that Hedgerows H10 (northern boundary) and H11 and H22 (both western boundary) provide foraging and commuting habitat for bats and that these will also be retained (Section 4.16).
- We support the implementation of the sensitive lighting strategy (Section 6.3), which has not yet been submitted and should be secured by a condition of any consent.
- We also support the habitat mitigation measures for Hazel Dormouse, including the retention of Hedgerows H10, H11 and H22, a 15m buffer between the site and adjacent ancient woodland to the east and the planting up of gaps in retained 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 4.34).

- We also understand that no reptiles have been identified within the site (Section 4.40), although there are some suitable terrestrial habitats on site, including the hedgerow bases. Therefore, we support the implementation of a Precautionary Method Statement for reptiles (Section 4.42), which should be secured by a condition of any consent.
- We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in Section 5.3 to secure net gains for biodiversity, as outlined under the National Planning Policy Framework (August 2026) N2 Part F. The reasonable biodiversity enhancement measures should be secured by a condition of any consent.

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

Condition 35

We note that the Landscape and Ecological Management Plan – Phase 2 (David Jarvis Associates, April 2026) relating to the Strategic Landscape Buffers Plan has been submitted. Therefore, from an ecological perspective, we would support this document in the discharge of Condition 35.

Conditions 46 and 50

We also note that the 2A Buffer – Landscape Statement Revision P1 (David Jarvis Associates, June 2026) has been submitted and we would therefore support this document in the discharge of Conditions 46 and 50.

Condition 48

We also note that the Planning and Compliance Statement Revision 01 (Stantec Ltd., July 2026) has been submitted referencing the Landscape and Ecological Management Plan – Phase 2 (David Jarvis Associates, April 2026). We would therefore support this document in the discharge of Regulatory Condition 48, from an ecological perspective.

Condition 49

We also note that the Phase 2 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 Condition 49.

We note that the Phase Wide Design and Landscape Strategy in respect of Condition 8 (amended), the Construction Environment Management Plan in respect of Condition 9 (amended) and the Sensitive lighting strategy in respect of Regulatory Condition 62 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.

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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.