



Date: 3 September 2026

Our ref: 21355

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By email only: planning@horsham.gov.uk

Thank you for requesting advice on this discharge of condition 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:	DISC/26/0262
Location:	Land North of East Street Rusper West Sussex
Proposal:	Approval of details reserved by conditions 6 (noise impact assessment) and 13 (biodiversity enhancement strategy) to approved application DC/25/0523.

Thank you for consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology.

Condition

Condition 13: Recommend discharge

Pre-Commencement (Slab Level) Condition: Prior to any works above slab level commencing, a Biodiversity Enhancement Strategy for protected and priority species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Ecology Partnership, January 2025), shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- ☐ *Purpose and conservation objectives for the proposed enhancement measures;*
- ☐ *detailed designs to achieve stated objectives;*
- ☐ *locations of proposed enhancement measures by appropriate maps and plans;*
- ☐ *persons responsible for implementing the enhancement measures;*
- ☐ *details of initial aftercare and long-term maintenance (where relevant).*
- ☐ *The retention of the 1FS Schwegler Large Colony Bat Box*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Habitat Management and Maintenance Plan (HMMP) and Biodiversity Enhancement Strategy (The Ecology Partnership, April 2026) which has been submitted in order to discharge Condition 13. We note the document relates to BNG matters as well, which is commented on by Horsham District Councils in house ecologist. We have considered matters within the document from Section 5.2 onwards, which relate to biodiversity enhancements.

We are satisfied that the submitted information includes the detail required by this Condition. The proposed biodiversity enhancements are appropriate for a development of this scale.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 13.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council



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.

