



Date: 1 September 2026

Our ref: 21044

Halima Chowdhury
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only:

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/26/0249
Location:	Barrow Hill Farm Barrow Hill Henfield West Sussex
Proposal:	Approval of details reserved by conditions 3, 4, 5, 6, and 7 of DC/25/1931

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

Condition

Condition 6: Further Information Required

Pre-commencement Condition: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead;*

- b) or evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence;*
- c) or a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

Condition 7: **Recommend discharge**

Pre-commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal & Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, July 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

Condition 6:

We have reviewed the Bat Earned Recognition Class Licence document, which highlights what activities this licence type covers, and which has been submitted in order to discharge Condition 6.

We are not satisfied that the submitted information includes the detail required by this condition. This is because the document does not indicate who the individual registered to use the Bat Earned Recognition Class Licence is and if they will be overseeing the works which could impact bats and their roosts. This information is required to support the use of this licence type.

Condition 7:

We have reviewed the Biodiversity Enhancement Strategy (Sylvan, July 2026) which has been submitted in order to discharge Condition 7.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 7.

We are unable to recommend the discharge of condition 6 until the additional information outlined above has been provided.

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

Email: PlaceServicesEcology@essex.gov.uk



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.