Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 12 August 2025 Our ref: 06977

Shazia Penne
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: Planning Department, 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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

Application: DISC/25/0208
Location: Pennthorpe School Church Street Rudgwick West Sussex RH12 3HJ
Proposal: Application for Approval of Details Reserved by Condition 2 to approved application DC/25/0239

Thank you for consulting Place Services on the above discharge of condition application.

Conditions
Condition 2: **Recommend discharge**

"Regulatory Condition: Within three months of the date of the permission hereby granted, a Biodiversity Compensation and Enhancement Strategy for protected and Priority or threatened species, to include requirements of the LPA's Bat HRA Appropriate Assessment (April 2025), prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

a) *purpose and conservation objectives for the proposed compensation and enhancement measures;*
b) *detailed designs or product descriptions to achieve stated objectives;*

c) *locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
d) *persons responsible for implementing the compensation and enhancement measures; and*
e) *details of initial aftercare and long-term maintenance (where relevant).*

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

Reason: To ensure a satisfactory development that is sympathetic to the landscape and character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Comments
We have reviewed the Biodiversity Compensation and Enhancement Strategy (Phlorum, July 2025) which has been submitted in order to discharge Condition 2.

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 2.

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

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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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.