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

Date: 17 November 2026
Our ref: 24059

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

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/26/0363
Location: Ivy Cottage The Haven Billingshurst West Sussex
Proposal: Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/26/0685

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

Condition

Condition 4: **Further Information Required**

No development above ground floor slab level shall take place until a Biodiversity Compensation and Enhancement Strategy, in line with the recommendations of the Preliminary Roost Assessment Rev 02 (Lizard Landscape Design and Ecology, August 2026) and to compensate for the loss of one tree and a hedgerow, has been 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 for the loss of a tree and a hedgerow and enhancement measures;*
b) *detailed designs or product descriptions to achieve stated objectives;*
c) *locations, orientations and heights of proposed compensation and 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 strategy shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure the protection, conservation and enhancement of biodiversity, priority habitats and protected species, and to enable the Local Planning Authority to discharge its duties under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended) and the biodiversity policies of the National Planning Policy Framework (August 2026)

Comments

We have reviewed the Biodiversity Compensation and Enhancement Strategy (No Author Given, September 2026) which has been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this Condition. Further detail needs to be provided to include a location map of the proposed biodiversity measures, namely the proposed bat boxes and bird boxes. As required by Section C of the condition wording.

Recommendation

We are unable to recommend the discharge of Condition 4 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

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.