



Date: 17 March 2026

Our ref: 14659

Halima Chowdhury
Horsham District Council
Parkside,
Chart Way,
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RH12 1RL

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/26/0040

Location: Birchwood Lodge Shaws Lane Southwater West Sussex RH13 9BX

Proposal: Application for Approval of Details Reserved by Conditions 7 and 8 to approved application DC/25/1325

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

Summary

Condition 8: Recommend discharge

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, October 2024) have been submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- Detailed designs or product descriptions for biodiversity enhancements; and*
- Locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

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

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Ecological Design Strategy (Lizard Landscape Design and Ecology, September 2025), which has been submitted in order to discharge Condition 8.

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 8.

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

Hayley Dean MCIEEM MSc BSc (Hons)

Senior 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.
- 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.