



Date: 14 August 2026

Our ref: 20525

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/26/0221
Location: Jarvis Jarvis Lane Steyning West Sussex
Proposal: Application for Approval of Details Reserved by Condition 4 and 7 to approved applications DC/25/2149.

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

Condition

Condition 7: **Recommend discharge**

Prior to the commencement of the development taking place above slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Bat Survey and Assessment (Babec Ecological Consultants Ltd., November 2025) and Preliminary Ecological Assessment (Lizard Landscape Design and Ecology, October 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 LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

Comments

We have reviewed the Biodiversity Enhancement (Lizard, July 2026) and the corresponding Enhancement Layout which have 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.

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)

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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.

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.