



Date: 16 September 2026

Our ref: 21631

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
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.

Application: DC/26/1191
Location: The Old Piggery Fryern Road Storrington Pulborough West Sussex RH20 4BJ
Proposal: Variation of Conditions 1 and 13 to previously approved application DC/26/0357 (Conversion, change of use and alterations and extensions to existing building to form 1no. detached self-build dwelling and associated works) relating to amended plans, layout and materials.

Thank you for consulting Place Services on the above Variation of Condition application.

Summary

We understand from the Planning Statement (Downsview Associates, submitted, August 2026) that the changes relating to ecology affect Condition 1 only and comprise internal changes to the layout. Therefore, we do not consider that there will be any further impacts to ecology other than those identified in our response dated 1st May 2026.

We support the application for variation in conditions and advise the LPA to prepare a revised project level Habitats Regulations Assessment (HRA) Appropriate Assessment to record its decision and consult Natural England on the conclusion. This will support the new consent to be issued.

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

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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.