



Date: 1 September 2026

Our ref: 20984

Matthew Porter
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/26/0255
Location:	Land at 508918 115291 Melton Drive Storrington West Sussex
Proposal:	"Application for Approval of Details Reserved by Condition 14 (Biodiversity Enhancement Strategy) to approved application DC/24/2006 Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access)"

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

Condition

Condition 14: **Recommend discharge**

Pre-commencement (slab level) Condition: As part of each reserved matters application and prior to development above slab level, a Biodiversity Enhancement Strategy for Protected

and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) Detailed designs to achieve stated objectives;*
- c) Locations of proposed enhancement measures by appropriate maps and plans;*
- d) Persons responsible for implementing the enhancement measures;*
- e) Details of initial aftercare and long-term maintenance (where relevant).*

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

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015)

Comments

We have reviewed the Biodiversity Enhancement Strategy (Aspect Ecology, June 2026) which has been submitted in order to discharge Condition 14.

We are satisfied that the submitted information includes the detail required by this condition. The document includes proposals for sufficient biodiversity enhancements for a development of this scale and includes appropriate installation and timetabling details, including ensuring Dormouse nest boxes are installed prior to commencement.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 14.

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.

