



Date: 1 September 2026

Our ref: 20986

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/26/0251
Location:	Land at 508918 115291 Melton Drive Storrington West Sussex
Proposal:	"Application for Approval of Details Reserved by Condition 6 (Hazel Dormouse) 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 6: Recommend discharge

Pre-commencement Condition: As part of each reserved matters application and prior to commencement of development, any works which will impact the breeding / resting place of Hazel Dormouse, shall not in in any circumstances commence unless the local planning

authority has been provided with either:

a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

b) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015) and Policy 15 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

Comments

We have reviewed the Dormouse Statement (Aspect Ecology, June 2026) which has been submitted in order to discharge Condition 6.

The applicant has provided a statement to satisfy section B of Condition 6, to highlight why it is considered this application does not require a Hazel Dormouse mitigation licence. We are satisfied with the justification provided and the indication that the works will be overseen by a suitably licensed ecologist, undertaking pre-works checks. The document highlights that the identified suitable habitat will be retained and enhanced.

We note Condition 8: CEMP: Biodiversity has not yet been discharged, we recommend this document includes sufficient detail with reference to Hazel Dormouse precautionary mitigation measures when it comes to being submitted. The supervising ecologist should stop work if in any doubt of impacts upon Hazel Dormouse during the works, and an EPS licence should be sought if it becomes necessary.

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 6.

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 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.

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.