



Date: 12 May 2026

Our ref: 16769

Sophie Moore
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
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/26/0117
Location: Bramber Brooks (Off) The Street Bramber BN44 3WE
Proposal: Approval of details reserved by condition(s) 3, 7, 9, 13 to approved application DC/25/1324.

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

Summary

Condition 7: Recommend discharge

Pre-Commencement Condition: Within 1 month of the excavation of walkways and before first use of the facilities by visitors a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Protected Species Report September 2023 Revision A4-C02 (JBA Consulting Ltd, October 2023) and Preliminary Ecological Appraisal (JBA Consulting Ltd, August 2023), shall be submitted to and approved in writing by the local planning authority. 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 and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended)

Condition 9: Recommend discharge

Pre-Commencement Condition: Within 6 months of commencement of development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Comments

Condition 7

We have reviewed the Landscape and Ecological Management Plan (JBA Consulting, October 2025), which has been submitted in order to discharge Condition 7.

We are satisfied that the submitted information includes the detail required by this condition.

The Landscape and Ecological Management Plan (JBA Consulting Ltd., October 2025) has not included details of product specification and installation guidelines for the proposed enhancements. We are satisfied subject to specifications of enhancements being sent to LPA.

Condition 9

We have reviewed the Landscape and Ecological Management Plan (JBA Consulting, October 2025), which has been submitted in order to discharge Condition 9.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details and a minor amendment to the details within condition 7, we recommend discharge of Condition 7 and 9.

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

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.