Place Services
Essex County Council
County Hall, Chelmsford
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www.placeservices.co.uk

Date: 14 October 2026 Our ref: 22558

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: DISC/26/0287
Location: Sweetmans Barn The Village Ashurst West Sussex BN44 3AP
Proposal: Application for Approval of Details Reserved by Condition 3 to approved application DC/26/0856

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

Summary

Condition 3: Further information required

***"Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Ecological Impact Assessment (Harper-Bird, July 2026), 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 or product descriptions to achieve stated objectives;*
c) *locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
d) *persons responsible for implementing the enhancement measures; and*
e) *details of initial aftercare and long-term maintenance (where relevant).*

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

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments
We have reviewed the Biodiversity Enhancement Strategy (Alex Rosenfeld, August 2026) which has been submitted in order to discharge Condition 3.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because Appendix A - Ecological Enhancement Positions of the Biodiversity Enhancement Strategy (Alex Rosenfeld, August 2026) appears to indicate that the bird boxes would be erected on the south of the building and the bat boxes erected on the north of the building. This is contrary to the text in Sections 5.4 and 5.5 of the Biodiversity Enhancement Strategy (Alex Rosenfeld, August 2026).

In addition, we recommend that the installation heights should be provided in the Biodiversity Enhancement Strategy (Alex Rosenfeld, August 2026). Bat boxes should be erected on a south, south-east or south-west facing aspect, at least 4m above the ground and as close to the eaves as possible (Bat Conservation Trust), Open-fronted bird boxes should be erected 1 to 2m high in thick vegetation, while small garden bird boxes should be erected 2 to 5 m high (RSPB)

Recommendation
We are unable to recommend the discharge of condition 3 until the additional information outlined above has been provided.

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

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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.