Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 14 October 2026 Our ref: 22560

Meg Bayliss
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/26/0311
Location: Springlands Frylands Lane Wineham West Sussex BN5 9BP
Proposal: Approval of details reserved by conditions 4 and 5 to approved application DC/26/0294

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

Summary

Condition 4: Recommend discharge

***"Pre-Commencement condition**: A Precautionary Method Statement for mobile protected and Priority species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected and Priority species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."*

Reason: To conserve protected and Priority species and 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).

Condition 5: Recommend discharge
***"Pre-Commencement condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, 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 and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments
Condition 4
We have reviewed the Precautionary Method Statement for Mobile Protected Species (Arun Ecology Ltd., September 2026) which has been submitted in order to discharge Condition 4.

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

Condition 5
We have reviewed the Biodiversity Enhancement Strategy (Arun Ecology Ltd., September 2026) which has been submitted in order to discharge Condition 5.

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 Conditions 4 and 5.

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

Hayley Dean MCIEEM MSc BSc (Hons)
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.