23rd December 2025 Ref: 11744

Hannah Darley
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/25/0366
Location: Little Paddock Hurston Lane Storrington Pulborough West Sussex RH20 4HH
Proposal: Application for Approval of Details Reserved by Condition 3, 4, 5 to approved application DC/22/1784.

Dear Hannah,

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

Conditions

Condition 4: Recommend discharge

***Pre-Commencement Condition**: The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP: Biodiversity), particularly to avoid pollution impacts to the Arun Valley SPA & Ramsar site, has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.*

a) *Risk assessment of potentially damaging construction activities.*
b) *Identification of "biodiversity protection zones".*
c) *Practical measures (both physical measures and sensitive working practices) to avoid or*
d) *reduce impacts during construction (may be provided as a set of method statements),*

e) *particularly to include pollution control measures on site to avoid run off entering any*
f) *watercourse.*
g) *The location and timing of sensitive works to avoid harm to biodiversity features.*
h) *Responsible persons and lines of communication.*
i) *Use of protective fences, exclusion barriers and warning signs.*
j) *The approved CEMP shall be adhered to and implemented throughout the construction period*
k) *strictly in accordance with the approved details, unless otherwise agreed in writing by the local*
l) *planning authority.*

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to conserve designated sites, 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 (Priority habitats & species).

Condition 5: Recommend discharge
Pre-Commencement Condition*: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Comments
Condition 4
We have reviewed the Construction Environmental Management Plan (Lizard Landscape Design and Ecology, November 2025) 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 Ecological Design Strategy (Lizard Landscape Design and Ecology, November 2025) 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 contact us with any queries.

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council

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.