23 December 2025 Ref: 11745

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/25/0360**
Location: **Land At 509467 125933 Hilland Road Billingshurst West Sussex RH14 9ZP**
Proposal: **Approval of details reserved by conditions 4 and 6 to approved application DC/24/1999.**

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: No development shall take place until a Reasonable Avoidance Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement, which will reflect paragraph 6.1.2 of the Ecological Assessment ref: DFA24094V2, shall outline a precautionary approach to works prior and during construction to mitigate potential impacts to protected species. The development shall be carried out in strict accordance with the agreed 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) and Policy 31 of the Horsham Development Framework.

Comments

We have reviewed the Reasonable Avoidance Method Statement (Derek Finnie Associates, October 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.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Condition 4.

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.