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

Date: 26 August 2025 Our ref: 07113

Jacques Burrows
Horsham District Council
Parkside
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. 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/25/0096
Location: Four Seasons Fuel Coneyhurst Road Coneyhurst Billingshurst West Sussex RH14 9DG
Proposal: Application for approval of details reserved by conditions 3 and 4 to approved application DC/24/0322

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on condition 4, which is related to ecology.

Conditions
Condition 4: **Recommend discharge**

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (South Downs Ecology, January 2024), 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).

Comments

We have reviewed the Plan & Elevations & Site Plan Drg No. Ecological Plan (December 2023), Wooden Bat Box with Land Perch (B&Q, February 2025), Wooden Multi-Hole Wild Bird Classic Nest Birdhouse Boxes (set of 2) (B&Q, February 2025) and Wooden Hedgehog House (Woodside, February 2025) which have been submitted in order to discharge Condition 4.

We note the locations of the boxes for bats, birds and Hedgehog are shown on the Plan & Elevations & Site Plan Drg No. Ecological Plan (December 2023) and the specifications are shown on the individual description documents.

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 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
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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.