



Date: 26 August 2026

Our ref: 20825

Alice Johnson
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/26/0235
Location: Birchfield Nursery, Garden Sage Nurseries Kidders Lane Henfield West Sussex BN5 9AB
Proposal: Application for Approval of Details Reserved by Condition 3 (landscaping), 4 (soft landscaping), 5 (Fire Hydrant) and 6 (Parking and Turning) to approved application DC/26/0398

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

Summary

Condition 3: Recommend discharge from an ecological perspective

Pre-Commencement (slab) Condition: *No development above slab level of the development permitted under DC/24/1448 or DC/25/1830 shall take place within the green shaded area on the approved plan (Proposed Block Plan - DWL 02, received 04.03.2026) until details of soft landscaping works along the boundary between the green and blue shaded areas on the approved plan (Proposed Block Plan - DWL 02, received 04.03.2026), including the area immediately surrounding the installed access gates, and a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:*

- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation / use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 10 years after completion of the development. Any proposed or retained planting, which within a period of 10 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation."

Reason: To safeguard the visual amenities of the area and the rural character of the site, having regard to the more intensive and potentially visually intrusive nature of Class E commercial uses, compared to the ancillary horticultural use of the site, and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 3.2 of the Henfield Neighbourhood Plan (2021).

Condition 4: Recommend discharge from an ecological perspective

"Pre-Occupation / First Use Condition: *Within three months of the date of this permission full details of soft landscaping works on and around the existing and retained bund, and a timetable to implementation, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species,*
- *planting size, densities and plant numbers and tree pit details*
- *Sections through the north and eastern bunds to show the relative land levels on each*
- *side and the proposed height of planting to be achieved.*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation / use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 10 years after completion of the development. Any proposed or retained planting, which within a period of 10 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation."

Reason: To ensure a satisfactory development that is sympathetic to the rural landscape and character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 3.2 of the Henfield Neighbourhood Plan (2021).

Comments

We have reviewed the Discharge of Conditions submission Statement (Jack Dunckley, submitted July 2026) and the Conditions Soft Landscaping Layout ((Jack Dunckley, submitted July 2026) which have been submitted in order to discharge Conditions 3 and 4.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by conditions 3 and 4.

Recommendation

From an ecological perspective and subject to implementation in full of the submitted details, we recommend discharge of Conditions 3 and 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

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.