



Date: 3 August 2026

Our ref: 19999

Bethan Tinning
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only:

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/26/0209
Location:	1 Greenacres Farm West Chilmington Lane Billingshurst West Sussex
Proposal:	"Application for Approval of Details Reserved by Condition 9 of allowed appeal ref: APP/Z3825/C/25/3375764."

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

Condition

Condition 9: Recommend discharge

The use hereby permitted shall cease, all buildings and engineering operations shall be removed and all equipment and materials brought onto the land for the purposes of such use/materials resulting from demolition shall be removed within 56 days of the date of failure to meet any one of the requirements set out in i) to iv) below:

- i. Within 3 months of the date of this Decision schemes for:
 - a) a Biodiversity Enhancement Strategy for Protected and Priority species

- b) Surface Water Drainage and Foul Water disposal
 - c) hard and soft landscaping of the site, including walls, fences and boundary treatments and the reinstatement to grass of the area of hard surface shown shaded in yellow on the Plan attached to this Decision
 - d) the storage of refuse/recycling facilities
 - e) safeguarding the visibility splays at the entrance to West Chilmington Lane
 - f) the delineation and retention of parking and turning areas on the site
- shall have been submitted for the written approval of the local planning authority. The scheme(s) shall include a timetable for their implementation.

ii) If within 11 months of the date of this Decision the local planning authority refuse to approve the scheme(s) or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv) The approved scheme(s) shall have been carried out and completed in accordance with the approved timetable(s). Upon implementation of the approved scheme(s) specified in this condition, those schemes shall thereafter be maintained/retained/remain in use in accordance with details approved. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Comments

We have reviewed the Biodiversity Enhancement Strategy (The Ecology Co-op, July 2026) and the Conditions Drawing No. 2511GR_000 (Promethean Planning, June 2026) which have been submitted in order to discharge Condition 9.

We are satisfied that the submitted information includes the detail required by item a) of this condition relating to the Biodiversity Enhancement Strategy.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by item c) of this condition relating to the hard and soft landscaping.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Item a) Condition 9 and Item c) Condition 9, from an ecological perspective.

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

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)

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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.

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.

