



Date: 29 September 2026
Our ref: 21997

Sophie Moore
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Parkside
Horsham
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RH12 1RL

By email only: 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/26/0294
Location: Land North Of The Rise Partridge Green West Sussex
Proposal: "Approval of details reserved by condition 7 (GCN Mitigation), 8 (Protected Species Survey) and 9 (BES) to approved application DC/22/0301"

Thank you for consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology. However, we note comments relating to Condition 7 have been commented on by Nature Space.

Condition

Condition 8: Recommend discharge

No development shall take place (including any demolition, ground works, site clearance) until a further badger survey and updated mitigation statement has been submitted to and approved in writing by the local planning authority. This further survey shall be undertaken to

identify whether any Badger activity has changed since the previous surveys were undertaken and whether further mitigation and/or works are required for badgers during the construction phase. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Condition 9: Recommend discharge

No development above ground floor slab level 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.

Comments

We have reviewed the following documents which have been submitted in order to discharge Conditions 8 and 9:

- Cover Letter (SLR, 29th July 2026)
- Biodiversity Enhancement Strategy (Harper Environmental, January 2026)
- Badger Survey and Mitigation Plan (Harper Environmental, December 2025)

Regarding Condition 9, We are satisfied the information within the Biodiversity Enhancement Strategy (Harper Environmental, January 2026) is appropriated and there is sufficient detail required by this Condition.

Regarding Condition 8, We are satisfied the information within the Badger Survey and Mitigation Plan (Harper Environmental, December 2025) is appropriate, including an up to date site walkover to inform the strategy. We note the document includes need for ongoing site walkovers, to ensure the strategy remains valid and to enable works to be undertaken under a suitable licence should this be required.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 8 and 9.

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)
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.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.

