



Date: 29 September 2026  
Our ref: 22000

Daniel Holmes  
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By email only:        [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

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*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.*

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**Application:**        DISC/26/0224  
**Location:**        Hillybarn Farmhouse The Mount Ifield West Sussex  
**Proposal:**        "Application for Approval of Details Reserved by Condition 2, 3, 4, 5 and 6 to approved application DC/25/1901"

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

**Condition**

**Condition 3: Recommend discharge**

Within 3 months of the date of this permission, details of biodiversity enhancement measures identified in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., January 2025) and Badger Activity Survey (Arbtech Consulting Ltd., April 2025) shall be submitted to the Local Planning Authority for its approval in writing. The details shall include:

- a) detailed designs or product specifications; and

b) locations, orientations and installation heights on appropriate drawings.

The approved measures shall be implemented prior to the first occupation of the second pitch and shall be retained as such thereafter.

**Reason:** To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015)

### **Comments**

We have reviewed the Ecological Mitigation, Enhancement and Management Plan (Arbtech, June 2026) which has been submitted in order to discharge Condition 3.

We have reviewed the site plans and existing trees to ensure the proposed tree mounted bat and bird boxes are appropriate in this instance. We are satisfied the trees are suitably mature/ large enough to be suitable for the placement of tree mounted bat and bird boxes. Additionally, we are satisfied with the integrated bee brick and Hedgehog house. Any fencing should have a gap to allow movement of Hedgehog (Hedgehog Highway).

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 3.

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.*