



Date: 17 March 2026

Our ref: 14654

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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/26/0038
Location: Olde Denne Byfleets Lane Warnham West Sussex RH12 3PD
Proposal: Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1812.

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

Summary

Condition 3: Further information required

Pre-Commencement (Slab Level) Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (The Ecology Co-op, November 2025), shall be 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 or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Preliminary Bat Roost Assessment (Alex Rosenfeld, December 2024) which has been submitted in order to discharge Condition 3.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the condition requires the submission of a Biodiversity Enhancement Strategy, which identifies the specific enhancements with specifications and a plan showing their locations. Information such as the height and aspect of, for example, bird boxes, should be included.

Recommendation

We are unable to recommend the discharge of condition 3 until the additional information outlined above has been provided.

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

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Senior Ecological Consultant

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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.