Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 28 May 2025 Our ref: 04463

Halima Chowdhury
Horsham District Council
Parkside
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. 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/25/0144
Location: Aglands Farm Picts Lane Cowfold West Sussex RH13 8AN
Proposal: Approval of details reserved by condition 4 to approved application DC/24/1608

Thank you for consulting Place Services on the above discharge of condition application.

Conditions
Condition 4: Recommend discharge

"*Regulatory Condition: Within two months from the date of this permission a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Assessment Report (AEWC, June 2024) shall be submitted to the local planning authority.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter".

Reason: To enhance Protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Comments
Condition 12

We have reviewed the Species Enhancement Plan (AEWC Ltd., April 2025), which has been submitted in order to discharge Condition 4.

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 4.

Please contact us with any queries.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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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.