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

Date: 20 October 2026
Our ref: 22821

Matthew Porter
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: 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/26/0318
**Location:** Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning West Sussex
**Proposal:** Application for Approval of Details Reserved by Conditions 17 (advance planting) and 20 (Biodiversity Enhancement Strategy) to approved application DC/26/0325 (Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by pass. All matters reserved except for vehicular access from A283).

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

**Condition**

Condition 20: **Recommend discharge**

*Pre-commencement (slab level) Condition: As part of each reserved matters application and prior to ground floor slab level of any development, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

*i. Purpose and conservation objectives for the proposed enhancement measures;*
*ii. detailed designs to achieve stated objectives;*
*iii. locations of proposed enhancement measures by appropriate maps and plans;*
*iv. persons responsible for implementing the enhancement measures;*
*v. 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.*

**Reason**: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015).

**Comments**

We have reviewed the Biodiversity Enhancement Strategy/ Landscape Ecological Management Plan (Ecosupport, May 2025) which has been submitted in order to discharge Condition 20.

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 20.

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.*