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

Date: 29 October 2026
Our ref: 23290

Matthew Porter
Horsham District Council
Parkside
Horsham
West Sussex
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/26/0329
Location: Steyning Grammar Upper School Shooting Field Steyning West Sussex
Proposal: Application for Approval of Details Reserved by Conditions 3 (Archaeology) ,4 (underground services) ,5 (Biodiversity Enhancement Strategy) and BNG (Biodiveristy Net Gain) to approved application DC/26/0322 (Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.

Thank you for consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology. We note Horsham District Councils in house ecologist consults on matters relating to Biodiversity Net Gain.

Condition

Condition 5: **Recommend discharge**

Pre-Commencement (slab level) Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, 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 and Priority species & habitats 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) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

Comments

We have reviewed the Habitat Management and Monitoring Plan and Landscape and Ecology Management Plan (MKA Ecology, August 2026) which has been submitted in order to discharge Condition 5.

Section 6 and Appendix 2 of the document relate to this condition. We are satisfied the recommended enhancements are appropriate and include sufficient detail. As such, 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 5.

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.