



DISC/26/0151
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 17673
Date: 1 June 2026

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.

Application: DISC/26/0151
Location: Birchfield Nursery Kidders Lane Henfield West Sussex
Proposal: Application for Approval of Details Reserved by Conditions 3 (Drainage Strategy), 4 (External Materials) and 5 (Ecological Mitigation) to approved application DC/25/1828.

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

Conditions

Condition 5: Recommend discharge

Pre-Commencement (Slab Level) Condition: no development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been 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 to achieve stated objectives*
- (c) Locations of proposed enhancement measures by appropriate maps and plans;*

- (d) *Persons responsible for implementing the enhancement measures;*
 (e); *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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and 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) and Policy 10 of the Henfield Neighbourhood Plan (2021)

Comments

We have reviewed the Condition 5 Discharge Plan (Jack Dunckley) and the Biodiversity Enhancement Strategy (Jack Dunckley, 11th May 2026) which have been submitted in order to discharge Condition 5. The document includes a suitable plan showing the locations for proposed enhancements and descriptions regarding installation. We note the key lists Hedgehog Highways, but none are shown. Hedgehog Highways are not considered necessary for this site, given its current use, as such we are satisfied no amendments are required.

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 contact us if you have any queries in relation to this advice.

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.