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Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 15309
Date: 30 March 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/26/0054
Location: North End Barn West Chilmington Lane Coneyhurst Billingshurst
Proposal: Application for Approval of Details Reserved by Condition 3 and Biodiversity Net Gain to approved application DC/25/1605

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

Conditions

Condition 3: **Recommend discharge**

Pre-Commencement Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and 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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Biodiversity Gain Plan and Ecological Enhancement and Management Strategy (Leith Ecology Consulting, February 2026) which has been submitted in order to discharge Condition 3.

The proposals relate the creation of an access farm track and a small area of scrub creation. The biodiversity enhancements are limited to the proposed habitat creation and management. In relation to the scale and nature of these proposals, we are satisfied these enhancements are sufficient in this instance. As such, we are satisfied that the submitted information includes the detail required by this condition.

Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house. As such the suitability of the proposed enhancements in relation to meeting the applicants statutory biodiversity net gain requirements have not been considered.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 3.

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.