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Our ref: 15308
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/26/0014
Location: Little Fairseat Georges Lane Storrington West Sussex
Proposal: Application for Approval of Details Reserved by Condition 4,5 AND 6 to approved application DC/25/1892

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

Conditions

Condition 4: Recommend discharge

Pre-commencement Condition: No development shall take place until an ecological design strategy (EDS) addressing the compensation for the loss of seven trees and five hedgerows has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*

- e) *Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
 - f) *Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
 - g) *Persons responsible for implementing the works.*
 - h) *Details of initial aftercare and long-term maintenance.*
 - i) *Details for monitoring and remedial measures.*
 - j) *Details for disposal of any wastes arising from works.*
- The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.*

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Condition 6: **Recommend discharge**

Pre-commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting Ltd., October 2024) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

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 & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Biodiversity Mitigation and Enhancement Plan (Urban Edge Environmental Consulting, January 2026) which has been submitted in order to discharge Condition 4 and 6.

The position of the log pyramid is not entirely appropriate to encourage use by Stag Beetle. However, given the scale of the site and the other identified protected and Priority species which might utilise the site, we are satisfied that this is the most appropriate location for this

site. Regarding the Ecological Design Strategy, we are satisfied sufficient detail has been provided regarding how the loss of the seven trees and hedgerows will be addressed and compensated.

As such, we are satisfied that the submitted information includes the detail required by conditions 4 and 6.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 4 and 6.

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.