



Date: 25 August 2026

Our ref: 20824

Meg Bayliss
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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/26/0187
Location: Pear Tree Cottage Sandy Lane Henfield West Sussex BN5 9UX
Proposal: Application for approval of details reserved by condition 4 to approved application DC/24/1703

Thank you for consulting Place Services on the above Discharge of Condition application.

Summary

Condition 4: Recommend discharge

“Pre-Commencement (Slab Level) Condition: *Prior to the development commencing above slab floor level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the species and habitat enhancement measures contained within the Ecological Impact Assessment (Imprint Ecology, October 2024), shall be submitted to and approved in writing by the local planning authority.*

The habitats and 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 and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Biodiversity Enhancement Layout (Imprint Ecology, submitted June 2026) and Ecological Impact Assessment (Imprint Ecology, October 2024) which have been submitted in order to discharge Condition 4.

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 4.

Please do not hesitate to 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

Email: PlaceServicesEcology@essex.gov.uk



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.

AI may have been used in the preparation of this response, but its 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.