



Halima Chowdhury
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 16697
Date: 12 May 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/26/0111
Location: Park Farm House Wheatsheaf Road Woodmancote BN5 9BA
Proposal: Approval of details reserved by conditions 3 and 4 to approved application DC/25/2053

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: Further Information Required

Pre-commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for biodiversity enhancements 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, Priority and threatened species 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 Enhancement Layout (Small Design Studio, March 2026) which has been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this condition. This is because the submitted layout does not detail the provision or location of any biodiversity enhancements, only landscaping matters. Section 15 of the approved Extended Phase 1 Ecological Assessment and Phase 2 Bat Surveys (Phillips Ecology, November 2024) included suitable enhancement recommendations which have not been implemented. We recommend the biodiversity enhancements are included within the plan or further sufficient justification regarding why this is not considered necessary should be provided.

Recommendation

We are unable to recommend the discharge of condition 4 until the additional information outlined above has been provided.

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.

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

