24th March 2025

Alice Johnson
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: **DISC/25/0057**
Location: **Goffsland Farm Coolham Road West Chiltington West Sussex**
Proposal: **Approval of details reserved by conditions 3 and 4 to approved application DC/24/1433**

Dear Alice

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

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 3		Yes

Condition 3: Recommend discharge
Pre-Commencement (Fencing) Condition: No development pertaining to the fencing hereby approved shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Deepdene Ecology Ltd., June 2024), has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details 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 the NPPF 2023 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments
We have reviewed the Ecological Enhancements Plan Drawing Figure 1 (Deepdene Ecology, February 2025) which has been submitted in order to discharge Condition 3.

We are satisfied that the submitted information includes the detail required by this condition.

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

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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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.