Place Services
Essex County Council
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Date: 07 October 2026 Our ref: 22549

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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/26/0226
Location: Rose Cottage Bakers Lane Shipley West Sussex RH13 8GF
Proposal: Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8 and 9 to approved application DC/25/2028.

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

Summary

Condition 4: Recommend discharge from an ecological perspective

***Pre-Occupation Condition**: "The development hereby permitted shall not be first occupied until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:*

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species,
(c) planting size, densities and plant numbers and tree pit details
(d) Details of all hard surfacing materials and finishes, including the parking space proposed
(e) Details of all boundary treatments
(f) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the

approved details within the first planting season following its approval. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation."

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity and parking requirements in accordance with Policy 33 and 41 of the Horsham District Planning Framework (2015).

Condition 6: Recommend discharge
***"Pre-Occupation Condition**: The development hereby permitted shall not be first occupied until a Biodiversity Enhancement Strategy for protected and Priority or threatened species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *detailed designs or product descriptions to achieve stated objectives;*
- *locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- *persons responsible for implementing the enhancement measures; and*
- *details of initial aftercare and long-term maintenance (where relevant).*

The development shall be implemented in accordance with the approved details and 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 NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Condition 8:
***"Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Protected Species Walkover Survey (Animal Ecology & Wildlife Consultants Ltd., November 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected and Priority species in Section 6.2 of the Protected Species Walkover Survey (Animal Ecology & Wildlife Consultants Ltd., November 2025), which avoids impacts on protected species."*

Reason: To conserve protected and Priority species and 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).

Comments

Condition 4

We have reviewed the Planning Conditions Report (July 2026) and Proposed Siting of Shepherds Huts Drawing No. Rose-02 Rev B (November 2025) which have been submitted in order to discharge Condition 4.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 6

We have reviewed the Biodiversity Enhancement Strategy (Animal Ecology & Wildlife Consultants Ltd., June 2026) which has been submitted in order to discharge Condition 6.

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

Condition 8

This is a compliance condition to ensure that surveys, mitigation and enhancements are completed in line with the recommendations contained within the Protected Species Walkover Survey (Animal Ecology & Wildlife Consultants Ltd., November 2025).

Subject to the LPA being satisfied that works have followed the mitigation and enhancements set out within the Protected Species Walkover Survey (Animal Ecology & Wildlife Consultants Ltd., November 2025), we would support the discharge of Condition 8.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 4 (from an ecological perspective), 6 and 8.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
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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.

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.