24th February 2025

Meg Bayliss
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/25/0021**
Location: **Warren Lodge Heather Way Storrington West Sussex RH20 4DD**
Proposal: **Application for Approval of Details Reserved by Condition 4 to approved application DC/24/1046**

Dear Meg

Thank you for consulting Place Services on the above discharge of condition application.

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 4		Yes

Condition 4: Recommend discharge
Pre-Commencement (Slab Level) Condition: Prior to the development commencing above slab level, A Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be 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, orientations and heights 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 works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.*

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the National Planning Policy Framework (2023) and s40 of the NERC Act 2006 (as amended).

Comments
We have reviewed the Biodiversity Enhancement Strategy (Rosenfeld, January 2025) which has been submitted in order to discharge Condition 4.

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 4.

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.