



Date: 16 February 2026

Our ref: 13509

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

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/26/0007

Location: The Maples Spencers Place Horsham West Sussex RH12 2EZ

Proposal: Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/25/0158

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

Summary

Condition 6: Further information required

Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority 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:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*

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 and Priority species & habitats 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 Strategy (December 2025), which has been submitted in order to discharge Condition 6.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because Condition 6 b) requires that the detailed designs to achieve stated objectives should be submitted. We welcome the intention to install the proposed enhancement measures for bats, Hedgehog, landscape planting and log piles. However, the specific designs and locations, for the enhancements need to be provided on a plan.

Recommendation

We are unable to recommend the discharge of condition 6 until the additional information outlined above has been provided.

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

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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.