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Date: 6 May 2025 Our ref: 03516

Steve Astles
Horsham District Council
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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. 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/25/0113
Location: Whitebreads Farm Stane Street Slinfold West Sussex RH13 0RE
Proposal: Approval of details reserved by conditions 2 and 3 to approved application DC/24/1872.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on condition 2, which is related to ecology.

Conditions

Condition 2: **Recommend discharge**

"*Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission) 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 (AEWC, 18th March 2025) which has been submitted in order to discharge Condition 2.

The proposed biodiversity enhancement are all situated outside of the red line boundary, except for the hibernacula. We are satisfied the proposed enhancements are appropriate and located in suitable locations. As long as the applicant has permission to implement the proposed biodiversity enhancements in the locations shown on the plan, then we are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to the applicant being able to locate and maintain the proposed biodiversity enhancements in the recommended locations and subject to the implementation in full of the submitted details, we recommend discharge of Condition 2.

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.