



3 August 2023

Robert Hermitage
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.

Dear Robert

Application: DISC/23/0014
Location: Sir Roberts Farm Goose Green Lane Goose Green West Sussex RH20 2LW
Proposal: Approval of Details Reserved by Condition 3, 4, 5 and 6 to approve application DC/20/2606

Thank you for re-consulting Place Services on the above discharge of condition application. These ecology comments relate to condition 6 only.

Temporary Holding Objection	
No ecological objections	
Recommended Approval subject to attached conditions	Yes
Recommended Discharge of condition	

Condition 6 requires:

Pre-Commencement Condition: No development shall commence until a Preliminary Ecology Survey has been submitted to and approved in writing by the Local Planning Authority. The survey shall include details of any necessary mitigation and enhancement measures and a timetable for their implementation. The development shall take place in accordance with the agreed details and timetable, and shall thereafter be retained and maintained in accordance with the approved details.



Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

We are now satisfied that the submitted information includes the detail required by condition 6 as shown in the document Bat Activity Survey Report (Phlorum Limited, July 2023). We understand that no bats emerged from the Chicken Shed or the Cottage, but it should be noted that a precautionary approach must be followed, including the presence of a suitably qualified ecologist on site, particularly as Barbastelle bats were recorded during the bat activity survey.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 6.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.