Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 1 August 2025 Our ref: 06430

Tamara Dale
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

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/25/0173
Location: Land at Old Forge Close Faygate Horsham West Sussex RH12 4QG
Proposal: Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 6 & 7 to approved application DC/21/0738

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions 4 and 5, which are related to ecology.

Conditions
Condition 4: **Recommend discharge**

"Pre-Commencement Condition: No development shall commence until a Great Crested Newt Risk Avoidance Method Statement, prepared by a suitably qualified ecologist (and preferably a member of CIEEM) has been submitted to and approved by the Local Planning Authority in writing. The approved provisions shall be implemented before development commences 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).

Condition 5: **Recommend discharge**

"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;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Comments
We have reviewed the Great Crested Newt Risk Avoidance Method Statement (CT Ecology, March 2024) and the Biodiversity Enhancement Strategy (CT Ecology, March 2024) which has been submitted in order to discharge Conditions 4 and 5.

We are satisfied that the submitted information includes the detail required by these conditions.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 4 and 5

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.