08 April 2024

Jason Hawkes
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 Jason

Application: **DISC/24/0022**
Location: **Land North of Horsham Old Holbrook Horsham West Sussex**
Proposal: **Application for Approval of Details Reserved by Conditions 13 and 14 to approved application DC/16/1677**

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

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

Condition 13 requires:
Pre-Commencement Condition: Prior to the submission of a Phase-wide Ecological Mitigation and Management Plan (EMMP) for any Phase, or part thereof, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of that Phase to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Phase or part thereof. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in accordance with current survey guidelines. The scope of these surveys shall be agreed in advance

with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the Phase - Wide EMMP for that Phase, or part thereof, and the results and associated reports of the surveys appended to the EMMP for that Phase or part thereof.

Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), The [redacted] Act 1992, NERC Act 2006 and the NPPF.

Condition 14 requires:
Pre-Commencement Condition: Prior to the submission of an Ecological Mitigation and Management Plan (EMMP) with an application seeking approval of Reserved Matters pursuant to the planning permission, up to date ecological surveys shall be carried out to provide up to date information regarding the potential of the area covered by the Reserved Matters application to support protected and notable species and inform the future design of measures that will be required to avoid, mitigate or compensate for impacts and to inform the Ecological Mitigation and Management Plan for that Reserved Matters application. These surveys shall be completed by suitably qualified ecologist(s), recognised by a relevant professional body such as CIEEM, and in accordance with current survey guidelines. The scope of these surveys shall be agreed in advance with the LPA, and may include advanced surveys for rare bat species. The surveys shall be completed in accordance with the agreed scope prior to the submission of the EMMP for that Reserved Matters area and the results and associated reports appended to the Ecological Mitigation and Management Plan for that Reserved Matters area.

Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), The [redacted] Act 1992, NERC Act 2006 and the NPPF.

Comments
We are satisfied that the submitted information includes the detail required by Conditions 13 and 14 as shown in the documents Ecology Survey Scoping Report Ref DFA23055 (Mowbray East (Phase 2)) (Derek Finnie Associates, October 2023). We note that surveys will be undertaken in 2024 for Great Crested Newt and bat tree roost assessments will be undertaken as and when required.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 13 and 14.

Please contact us with any queries.

Yours sincerely

Genevieve Broad 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.