8 August 2024

Amanda Wilkes
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.

Application: **DISC/24/0191**
Location: **Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ**
Proposal: **Application for Approval of Details Reserved by Conditions 3 and 5 to approved application DC/24/0408**

Dear Amanda,

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

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of condition 3 and 5	Yes

Conditions

3 Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Briefing Note (CSA Environmental, March 2024), has been submitted to and approved in writing by the local planning authority. 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: 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).
5 Regulatory Condition: No construction of the access hereby permitted shall take place until the following plans and details have been submitted to and approved by the Local Planning Authority in writing: i. The location and size of the proposed vehicular access, including surfacing details. ii. Details of the visibility splays (2.4 metres by 121 metres to the west and 2.4 metres by 134 metres to the east) for the proposed access serving the development. Once provided the splays shall thereafter be provided prior to first use of the access and shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed. iii. Details of all existing trees and planting to be removed and retained alongside the proposed access, including details of all new replacement planting.

The proposed access shall be constructed in accordance with the approved details. The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of the access. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped, or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the access. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of road safety and to ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Biodiversity Enhancement Plan (CSA Environmental Ltd, July 2024) submitted to meet the requirements of condition 3.

We have also reviewed the Landscape Proposals (CSA Environmental Ltd, July 2024) submitted to meet the requirements of condition 5. At an ecological perspective, our comments only relate to section ‘iii.’ Of condition 5, with regard to the proposed new replacement planting.

With regard to condition 3, it is indicated that we support the proposed Biodiversity Enhancement Plan, which provides appropriate locations, heights and orientations for two bird and two bat boxes. This will allow the LPA to demonstrate it has met its duties under the NPPF 2023 and the NERC Act 2006 (as amended).

With regard to condition 5, it is indicated that we support the planting specifications / schedules set out within the Landscape proposals at an ecological perspective. We have not further comments to add with regard to other sections of the condition, as this is not relevant to ecology.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of condition 3 and 5 from an ecological perspective.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM 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.