15th August 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.

Application: **DISC/24/0182**
Location: **Squirrels Old Holbrook Horsham West Sussex RH12 4TW**
Proposal: **Approval of details reserved by condition 4 to approved application DC/21/2440**

Dear Jason,

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 4	Yes

Conditions

4 Pre-Commencement Condition: No development shall take place 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) timetable for implementation demonstrating that works are aligned with the proposed phasing of development; e) persons responsible for implementing the enhancement measures; f) details of all lighting proposed; g) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021 and Policy 31 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Biodiversity Enhancement Strategy (Derek Finnie Associates Ltd, July 2024) submitted to meet the requirements of condition 4.

we support the proposed Biodiversity Enhancement Strategy, which provides appropriate locations for the proposed bespoke enhancement measures. These include the provision of two bird boxes, two bats boxes, hedgehog home and two hibernacula. The Biodiversity Enhancement Strategy also outlines measures for tree / scrub, hedgerow and wildflower meadow planting. Therefore, it is indicated that we support the proposed planting schedules and aftercare in principle.

This will allow the LPA to demonstrate it has met its duties under the NPPF 2023 and the NERC Act 2006 (as amended).

Recommendation

Subject to implementation in full of the Biodiversity Enhancement Strategy (Derek Finnie Associates Ltd, July 2024), we recommend discharge of condition 4 in full.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
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Place Services at Essex County Council
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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.