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

Date: 24 September 2025 Our ref: 08826

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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/25/0204
Location: Christs Hospital School The Avenue Christs Hospital West Sussex RH13 0LJ
Proposal: Application for Approval of Details Reserved by Conditions 22 and 26 to approved application DC/24/0063

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions
Condition 22: **Recommend discharge**

"*Pre-Occupation Condition: Prior to the completion of all works to re-profile the land at the Eastern Fields, details of the type of wildflower seed to be used across the site and the method by which the seed is sown, shall have been submitted to and approved in writing by the Local Planning Authority. The wildflower seed shall thereafter be applied in accordance with the approved details. Any area of seeding which, within a period of 5 years of application fails to germinate to maturity; shall be replaced in the next planting season with the seed type approved unless the Local Planning Authority gives written consent to any variation.*"

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the surroundings, and in the interests of visual amenity and biodiversity enhancement in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

Condition 26: **Recommend discharge**

"Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include (but not be limited to) the following:

a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled
g) forward over a five-year period).
h) Details of the body or organisation responsible for implementation of the plan.
i) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that that development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

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 allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

Comments

We have now reviewed Revision B of the Landscape and Ecology Management Plan (RPS, September 2025) and the Ecological Enhancement Plan which have been submitted in order to discharge Condition 22 and 26. Please note our comments relate to ecology matters only, please refer to Horsham District Council Landscape Consultant comments as well.

With regard to Condition 22, we are still satisfied the proposed seed mix is appropriate for the sites location.

With regard to Condition 26, we are now satisfied that the detail relating to ecological mitigation measures and enhancements are sufficient. The applicant has now also submitted a Ecological Enhancement Plan to supplement the Landscape and Ecology Management Plan (RPS, September 2025). We are satisfied the quantity of enhancements and locations

are appropriate. we are now satisfied the proposed seed mix is appropriate for the sites location.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Condition 22 and 26.

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.