22 October 2024

Robert Hermitage
Horsham District Council
Parkside,
Chart Way,
Horsham,
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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 Robert

Application: **DISC/24/0202**
Location: **Sleepy Warren Maydwell Avenue Slinfold West Sussex RH13 0RE**
Proposal: **Application for Approval of Details Reserved by Condition 7 to approved application DC/22/0370**

Thank you for re-consulting Place Services on the above discharge of condition application. We note this application was previously referred to as Builders Yard East of Mead Farm Stane Street Slinfold for development consented under DC/22/0370.

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 7		Yes

Condition 7: Recommend discharge
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species shall be 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 prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) under the s40 of the NERC Act 2006 (Priority habitats & species).

Comments
We have now reviewed the applicant's correspondence providing further information requested for the Biodiversity Enhancement Strategy for New Build (August 2024) which has been submitted in order to discharge Condition 7.

We are now satisfied that the submitted information includes the detail required by this condition.

We note that the specified flowering lawn mixture will be Emorsgate EL1 Flowering Lawn Mixture relating to Section 2.3.4 of the Biodiversity Enhancement Strategy for New Build (August 2024)).

We welcome the details provided for the specific designs of the hibernacula/refugia and grass snake piles relating to the Biodiversity Enhancement Plan. We note that these are:
"The design of the hibernacula refugia will broadly be adapted from that outlined in the GCN Conservation Handbook (Langton, T.E.S., Beckett, C.L., and Foster, J.P., 2001), taking into consideration site conditions. The hibernacula refugia will be formed by scraping the topsoil away and creating a trench of up to approximately 25 cm, this depth has been selected to avoid potential water logging on the thick clay soil located at the site. A mixture of rubble, recycled wood (felled ash trees within the site), tree roots and loose soil will be placed in the trench and covered in soil, allowing rubble and wood to poke through in places in order to create environmental heterogeneity and crevices and voids. In some areas soil will be compacted and elsewhere it will be left loose. The hibernacula will then be finished with a covering of turf and supplementary seeding. Grass snake egg laying piles will be created as follows:- • One third fresh horse manure • One third vegetation; and one third large sticks and branches"

In addition, we note that the 'solitary insect box' is a 'solitary bee box', and the plan will be re-labelled accordingly for the specification and location of the box in the Biodiversity Enhancement Plan.

The Biodiversity Enhancement Strategy for New Build (August 2024) states in Section 2.2.3 that a native hedgerow 'is to be considered'. However, a native hedgerow was recommended in Section 5.4 of the Hazel Dormouse Survey Report (AEWC, October 2023) and this report was a submitted document to support

DC/22/0370. We welcome the confirmation that *"the location will be addressed in the full landscaping design which will be submitted for planning consideration in due course to include the following:- The hedgerow will be a minimum of 1.5 m tall and 1.5 m wide once established, be species rich and contain at least six native species in the following ratios: 70% from a choice of hawthorn (Crataegus monogyna), blackthorn (Prunus spinosa), buckthorn (Rhamnus cathartica), privet (Ligustrum vulgare), beech (Fagus sylvatica), hazel (Corylus avellana) and dog rose; 25% from a choice of guelder rose, field maple (Acer campestre), European spindle, crab apple (Malus sylvestris), holly (Ilex aquifolium) and yew (Taxus baccata); and 5% from a choice of climbers, such as honeysuckle, bramble (Rubus fruticosus), ivy (hedera helix) and native clematis (i.e. Clematis vitalba)."*

Recommendations
We now recommend the discharge of condition 7.

Please contact us with any queries.

Yours sincerely

Sue Hooton CEnv MCIEEM 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.