Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 15 May 2025 Our ref: 03969

Amanda Wilkes
Horsham District Council
Parkside
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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/25/0116
Location: Sumners Pond Fishery and Campsite Chapel Road Barns Green West Sussex
Proposal: Approval of details reserved by condition 18 to approved application DC/21/2697.

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

Conditions
Condition 18: Recommend discharge

"Pre-Occupation Condition: No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species,*
- *planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments including boundary walls and fences*

- *Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)*

Details should also include retained historic landscape features and proposals for restoration where relevant.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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 development. 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: 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 Policy 33 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Landscape Specification (LVIA Ltd., October 2023), Management and Maintenance Document (LVIA Ltd., October 2023) and Hard and Soft Landscape Proposals Drawing SIG1403-11 Sheets 1 and 2 (LVIA Ltd., August 2023), which have been submitted in order to discharge Condition 18.

We are satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 18 from an ecological perspective.

Please contact us with any queries.

Yours sincerely,

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.