13 June 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.

Dear Amanda

Application: **DISC/24/0099**
Location: **Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX**
Proposal: **Approval of details reserved by conditions 1a,b,c,d,e,f and g, and Condition 2 to approved application DC/22/2149|Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX**

Thank you for consulting Place Services on the above discharge of conditions application. These ecology comments relate to condition 3 (c) and (f) only. Please note this response relates to Condition 3 as indicated in Appeal Decision Notice APP/Z3825/C/23/331822.

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 (c) and (f)	Yes

Conditions

Condition 3

No development shall take place until a scheme, hereafter referred to as the Site Development Scheme, shall have been submitted to and approved in writing by the local planning authority. The Site Development Scheme shall include a timetable for its implementation and details of:

a) The means of foul and surface water drainage of the site.
b) The facilities for, and the location of, the storage and collection of refuse and recycling.
c) External lighting on the boundary of and within the site.

d) *The internal layout of the site (notwithstanding the submitted 1:500@A2 Site Layout Plan), including: the siting of caravans and pitches; hardstanding; access road; parking; amenity areas; gates; fencing and boundary treatments; vehicle turning space of sufficient size to accommodate a waste/recycling vehicle and that of emergency/fire services.*
e) *Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.*
f) *Ecological enhancements.*

Comments

We have reviewed the Block Plan Drawing No. 2403PE_R0_001 (Manorwood, May 2024) which has been submitted in order to discharge Condition 3 (c) and (f).

In general, we are satisfied that the submitted information includes the external lighting and ecological enhancements detail required by this condition. However, we recommend that a timetable for implementation is submitted to the LPA prior to discharge of condition.

Recommendation

Subject to implementation in full of the submitted details and submission of the timetable for implementation of lighting and ecological enhancements, we recommend discharge of Condition 3 (c) and (f) from an ecological perspective.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad 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.