20th August 2024

Kate Turner
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 Kate,

Application: **DISC/24/0178**
Location: **Stables at Glebe Meadow Church Lane Ashurst Steyning West Sussex BN44 3AR**
Proposal: **Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/23/1979**

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

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of Conditions 3 and 5	Yes

Conditions

3 Pre-Commencement Condition: No development shall commence until a Bat Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall contain precautionary mitigation measures and / or works to avoid potential impacts to bats during the works to the stables. The development shall be carried out in strict accordance with the approved Statement and shall be retained as such thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

5 Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment and Barn Owl Scoping Survey Version 004 (aLyne Ecology, March 2024), has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of the development, and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Comments

We have reviewed the Precautionary Working Method Statement for Bats (aLyne ecology ltd, June 2024) and the Biodiversity Enhancement Layout (June 2024) submitted to meet the requirements of condition 3 and 5.

With regard to condition 3, it is indicated that we support the submitted the Precautionary Working Method Statement for Bats (aLyne ecology ltd, June 2024). This sets out appropriate mitigation measures to minimise potential impacts upon roosting bats.

With regard to condition 5, we note that the proposals will include the provision of a nest box for barn owl (at least 3 metres above ground level and facing away from any light disturbance) and the provision of a Sparrow terrace next box below the eaves of the building, at a western orientation. These bespoke enhancements measures are appropriate for the scale of this development and we support these proposals in principle. Therefore, we are satisfied that the LPA discharge its duties under the s40 of the NERC Act 2006 (as amended) and the NPPF 2023.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 3 and 5.

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.