Place Services
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Date: 8 April 2025 Our ref: 02015

Halima Chowdhury
Horsham District Council
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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/25/0058
Location: 75 High Street Steyning West Sussex BN44 3R
Proposal: Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/24/1609

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions 3 and 4, which are related to ecology.

Conditions

Condition 3: **Recommend discharge**

"Prior to the commencement of works, a Precautionary Method Statement for mobile protected species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species, including Hedgehog, reptiles and Common Toad, during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner 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).

Condition 4: **Recommend discharge**

"Prior to works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment Version 5 (South Downs Ecology, August 2024) relating, shall be 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 occupation 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

Our comments made 12th March 2025 regarding Condition 3 remain unchanged and we are still satisfied there is sufficient information to recommend discharge of this condition.

The applicant has now included a location plan to show where the proposed Biodiversity Enhancements will be located. We are satisfied the enhancements are appropriate and located in suitable locations. The biodiversity enhancements should be installed in line with recommendations within the Preliminary Ecological Appraisal (Phlorum Limited, October 2024).

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 3 and 4.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
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.