



25 September 2024

Matthew Porter
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

Thank you for requesting advice on this application 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 Matthew

Application: DC/24/1158
Location: Berkeley Homes Development Site Phase 4 and 5 Worthing Road Southwater West Sussex
Proposal: Minor Material Amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non material amendment to previously approved application DC/18/1246) to The development hereby approved comprises 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246.

Thank you for consulting Place Services on the above minor material amendment s73 application.

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	Yes
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes
f) Discharge of condition	

Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy unless they can demonstrate water neutrality.



Summary

We have reviewed the Ecological Assessment Phase 4 Report Ref: DFA24062V2 (Derek Finnie Associates, June 2024) and Construction Environmental Management Plan (submitted 30th July 2024) to support the this application to vary condition 2 of reserved matters approval under DC/24/1158. We note that this ecological information is relevant to Condition 29 (ecology surveys) of outline consent DC/14/0590 which appears to have been discharged for Phase 4 under DISC/19/0335 but not Phase 5. We advise that Condition 29 may need to be (re)discharged under a separate application if a varied consent is issued.

We understand that the Ecological Assessment Phase 4 Report Ref: DFA24062V2 (Derek Finnie Associates, June 2024) provides up to date ecological information as the original surveys were undertaken in 2013 and 2014 to support the granted outline planning permission DC/14/0590.

We understand that the bat surveys have so far provided similar results to those undertaken in 2013/2014 with five species being recorded (Common Pipistrelle, Soprano Pipistrelle, Noctule, Serotine and Myotis species). However, we understand that these surveys have not yet been completed and the results will be submitted as an Addendum (Section 4.2.13 Ecological Assessment Phase 4 Report Ref: DFA24062V2 (Derek Finnie Associates, June 2024)). We therefore look forward to reviewing the final results of the bat survey.

We understand that the reptile surveys have not yet been completed and the results will be submitted as an Addendum (Section 4.2.12 Ecological Assessment Phase 4 Report Ref: DFA24062V2 (Derek Finnie Associates, June 2024)). We therefore look forward to reviewing the final results of the reptile survey to support (re)discharge of Condition 29 as detailed above.

We support the ecological enhancements in Section 6.2 and illustrated in Appendix 1 of the Ecological Assessment Phase 4 Report Ref: DFA24062V2 (Derek Finnie Associates, June 2024). This comprises the implementation of an ecological mitigation and enhancement area in the south and southwestern part of the site, including the creation of a species rich woodland, scrub and a species rich meadow, a redesigned attenuation pond and a sensitively designed landscaped 15m buffer for the ancient woodland.

We look forward to reviewing the results of the bat and and reptile surveys undertaken during the 2024 survey season and expect that Section 9 Ecology of the Construction Environmental Management Plan (Berkley St Edward, submitted 30th July 2024) will be updated accordingly to support (re)discharge of Condition 29 of DC/14/0590.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

Place Services at Essex County Council

placeservicesecology@essex.gov.uk



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.