29 October 2024

Shazia Penne
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 Shazia

Application: **DISC/24/0222**
Location: **Ebbsworth Cottage The Street Nutbourne West Sussex RH20 2HE**
Proposal: **Application for Approval of Details Reserved by Condition 4 and 5 to approved application DC/21/2802**

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

a) No ecological harm/No objection		
b) Requires further information on European Protected Species (Great Crested Newt)		Yes
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 4		No

Condition 4: Further information required
Pre-commencement Condition: Prior to any further works being undertaken on the site, a Great Crested newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to avoid potential impacts to Great Crested

Newt during demolition and construction phases. 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 Local Planning Authority 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 (Priority habitats & species).

Comments
We have reviewed the Great Crested Newt Precautionary Working Method Statement (submitted September 2024) which has been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the document should be prepared by a suitably qualified ecologist (SQE). Unfortunately there is no identification of the author, but it does not appear to have been drafted by an SQE.

Some information is correctly included, but we highlight that additional details are required, such as:

- 1.01 the location of the pond with confirmed GCN record in relation to the application site from a SQE
- 1.02 pre-works assessment by a SQE
- 1.02 a toolbox talk conducted by an SQE, including information on what to look for and identification of GCN
- 1.02 ensure that all workers understand that unlicensed handling of GCN is illegal
- 1.03 If a GCN is found on site seek advice from a SQE
- 2.02 correct procedure for maintaining a short sward within the construction zone from SQE.
- 2.02 timing and duration of the works as advised by a SQE

Recommendations
We are unable to recommend the discharge of condition 4 until the additional information outlined above has been provided.

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.