Horsham District Council

Mr Adam Light
Sigma Homes Ltd
44-46 Springfield Road
Horsham
RH12 2PD

Our ref:	DISC/24/0177
Your ref:	Sumners Ponds - LEMP & BE
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	24th July 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 13 and 14 to approved application DC/21/2697

Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

13. **Pre-Commencement (Slab Level) Condition**: No building above ground floor slab level of any part of any phase of the development hereby permitted shall commence until a Biodiversity Enhancement Strategy for protected and Priority species for that phase has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).
The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 24th July 2024

14. **Pre-Commencement (Slab Level) Condition**: No building above ground floor slab level of any part of any phase of the development hereby permitted shall commence until a Landscape and Ecological Management Plan (LEMP) for that phase has been submitted to, and be approved in writing by, the local planning authority prior to commencement of the development.
The content of the LEMP shall include the following:
a) Description and evaluation of features to be managed.

b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.
The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To 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 (Priority habitats & species).

Date of approval - 24th July 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Enhancement Strategy		08.07.2024
Supporting Statement	Landscape and Ecological Management Plan		08.07.2024
Supporting Statement	Planning		08.07.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control