Unit 1 & 2 Cirencester Office Park, Tetbury Road, Cirencester, GL7 6JJ
Tel: 01452 764 685 • Email: enquiries@ensoenergy.co.uk
www.ensoenergy.co.uk

26th March 2025

Planning Department
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION TO DISCHARGE CONDITIONS 4, 5, 6, 7, 8 AND 11 OF PLANNING PERMISSION (HDC REFERENCE: DC/22/0100) FOR 'THE INSTALLATION OF A SOLAR FARM WITH ASSOCIATED INFRASTRUCTURE' AT LAND NORTH OF HUDDLESTONE FARM, HORSHAM ROAD, STEYNING, WEST SUSSEX, NEAR BN44 3AD.

Following the grant of planning permission on 19th October 2022 (Horsham District Council reference: 20/03403/FUL), Enso Energy is instructed by Enso Green Holdings Y Limited ("the Applicant") to submit an application to discharge Condition 4 (Construction Environmental Management Plan: Biodiversity), Condition 5 (Biodiversity Enhancement Strategy), Condition 6 (Skylark Mitigation Strategy), Condition 7 (Landscape and Ecological Management Plan: Landscape), Condition 8 (Watercourse Buffer) and Condition 11 (Landscape and Ecological Management Plan: Ecology) attached to the permission at land north of Huddlestone Farm, Horsham Road, Steyning, West Sussex, near BN44 3AD ("the Site").

Condition 4

Condition 4 states:

> *"Pre-Commencement Condition: A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following; a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"*

Condition 5

Condition 5 states:

"Pre-Commencement Condition: A Biodiversity Enhancement Strategy for protected and Priority species shall be 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) Timetable for implementation; e) Persons responsible for implementing the enhancement measures; f) Details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter."

Condition 6

Condition 6 states:

"Pre-Commencement Condition: Prior to the commencement of development a Skylark Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Skylark territories identified as lost or displaced. The content of the Skylark Mitigation Strategy shall include the following: a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots; b) Detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots'; c) Locations of the compensation measures by appropriate maps and/or plans; d) Persons responsible for implementing the compensation measure. The Skylark Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years."

Condition 7

Condition 7 states:

"Pre-Commencement Condition : No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements: ● details of maintenance regimes; ● details of any new habitat created on-site; ● details of treatment of site boundaries; ● details of management responsibilities; ● details of proposed enhancements to include: 10 of each- bird boxes, bat roost boxes, log piles/hibernacula & insect hotels; and ● details of the proposed 2km of new hedgerow planting, plus additional woodland planting."

Condition 8

Condition 8 states:

"Pre-Commencement Condition: No development shall take place until a scheme for the provision and management of a minimum 5 metre wide buffer zone alongside the watercourse/wetland has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, formal

landscaping, solar panels and associated infrastructure. The scheme shall include: ● plans showing the extent and layout of the buffer zone; ● details of any proposed planting scheme (for example, native species); ● details demonstrating how the buffer zone will be protected during development and managed over the longer term; and ● details of any proposed footpaths, fencing, lighting, etc."

Condition 11

Condition 11 states:

> *"Pre-Occupation / Use Condition: A Landscape and Ecological Management Plan (LEMP) shall be 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 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."*

Supporting Documentation

The application is supported by the documentation set out below:

Document	**Author**
Covering Letter and Application Forms (Planning Portal reference: PP-13691770)	Enso Energy
'Construction Environmental Management Plan (CEMP)', dated February 2025 *Submitted against requirements of Condition 4.*	Avian Ecology
'Biodiversity Enhancement Strategy', dated February 2025 *Submitted against requirements of Condition 5.*	Avian Ecology
'Skylark Mitigation Strategy', dated February 2025 *Submitted against requirements of Condition 6.*	Avian Ecology
'Landscape & Ecological Management Plan', dated February 2025 *Submitted against requirements of Condition 7.*	Rappor
'Watercourse Offset', dated January 2025 *Submitted against requirements of Condition 8.*	Enso Energy
'Landscape and Ecological Management Plan (LEMP)', dated February 2025 *Submitted against requirements of Condition 11.*	Avian Ecology

The application documentation has been submitted to the Council via the Planning Portal. A payment for £215 to cover the application fee has been made directly to the Planning Portal (of which £145 forms the Council application fee and £70 forms the Planning Portal service charge, reference: PP-13868919).

We trust the submitted documentation is sufficient for the Council to validate the Discharge of Condition application without delay. However, if you do require any further information, please contact me directly.

Yours sincerely,



Richard Moore
Principal Planner

Enso Energy Limited
Unit 1 & 2 Cirencester Office Park, Tetbury Road, Cirencester, GL7 6JJ
Office: 01452 764 685