09 September 2024

Robert Hermitage
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 Robert

Application: **DISC/24/0202**
Location: **Sleepy Warren Maydwell Avenue Slinfold West Sussex RH13 0RE**
Proposal: **Application for Approval of Details Reserved by Condition 7 to approved application DC/22/0370**

Thank you for consulting Place Services on the above discharge of condition application. We note this application was previously referred to as Builders Yard East of Mead Farm Stane Street Slinfold for development consented under DC/22/0370.

a) No ecological harm/No objection		
b) Requires further information		Yes
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 7		No

Condition 7: Further information required
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until 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) 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 prior to occupation and shall be retained in that manner thereafter.

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

Comments
We have reviewed the Biodiversity Enhancement Strategy for New Build (August 2024) which has been submitted in order to discharge Condition 7.

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

This is because we recommend that the flowering lawn mixture should be specified (Section 2.3.4 of the Biodiversity Enhancement Strategy for New Build (August 2024)).

We also recommend that the specific designs of the hibernacula/refugia and grass snake piles should be included in the Biodiversity Enhancement Plan. In addition, we assume that the 'solitary insect box' is the 'solitary bee box', but this should be clarified and the specification and location of the box should be included in the Biodiversity Enhancement Plan.

We welcome the specific details of the creation of the Tussocky grass in Sections 2.4.4 to 2.4.6 of the Biodiversity Enhancement Strategy for New Build (August 2024).

The Biodiversity Enhancement Strategy for New Build (August 2024) states in Section 2.2.3 that a native hedgerow 'is to be considered'. However, a native hedgerow was recommended in Section 5.4 of the Hazel Dormouse Survey Report (AEWC, October 2023) and this report was a submitted document to support DC/22/0370. Therefore we recommend that details of the location should be specified in the Biodiversity Enhancement Strategy. We note that the native species to be included in the hedgerow have been specified in Section 2.2.3 of the Biodiversity Enhancement Strategy for New Build (August 2024).

We highlight that the final details of the biodiversity enhancements, together with specifications and locations, should be included in the Biodiversity Enhancement Strategy rather than proposals.

Recommendations
We are unable to recommend the discharge of condition 7 until the additional information outlined above has been provided.

Please contact us with any queries.

Yours sincerely

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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.