15 April 2024

Tamara Dale
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 Tamara

Application: **DISC/24/0018**
Location: **Sidelands Wood Farm Burnthouse Lane Lower Beeding West Sussex RH13 6NN**
Proposal: **Application for Approval of Details Reserved by Condition 3 to approved application DC/21/1025**

Thank you for consulting Place Services on the above discharge of condition application.

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

Condition 3 requires:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall commence 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 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) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments
We are not satisfied that the submitted information includes the detail required by Condition 3 as the numbers and specifications of the bird and bat boxes have not been provided and their locations are not indicated on the map in the document Biodiversity Enhancement Plan (undated). In addition, the hedgerow species to be planted in the western, southern and northern boundaries should be identified in the Biodiversity Enhancement Plan.

Recommendation
We are unable to recommend discharge of Condition 3 until details of the biodiversity enhancements as above have been provided.

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.