10 June 2024

Robert Hermitage
Horsham District Council
Parkside,
Chart Way,
Horsham,
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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.

Application: **DISC/24/0109**
Location: **Oakfield Cox Green Rudgwick West Sussex RH12 3DD**
Proposal: **Application for Approval of Details Reserved by Conditions 4, 5, 7 to approved application DC/23/0235**

Thank you for consulting Place Services on the above discharge of conditions application. These ecology comments relate to conditions 4 and 5 only.

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

Conditions

Condition 4

Pre-Commencement Condition: Prior to the commencement of the development, a Non Licensed Hazel Dormouse Method Statement shall be submitted to and approved in writing by the local planning authority. This should contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the construction phase. 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).

Condition 5:
Pre-Commencement (Slab Level) Condition: Prior to the commencement of the development above slab level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (The Ecology Co-op, November 2022) and the Reptile Survey Report (November 2022) shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

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

Comments
Condition 4
We have reviewed the Dormouse Precautionary Method Statement (The Ecology Co-op, May 2024) which has been submitted in order to discharge Condition 4.

We are satisfied that the submitted information includes the detail required by this condition.

Condition 5
We have reviewed the Biodiversity Enhancement Strategy (The Ecology Co-op, May 2024) which has been submitted in order to discharge Condition 4.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 4 and 5.

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.