12th August 2024

Amanda Wilkes
Horsham District Council

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/24/0149
Location: Rikkyo School Guildford Road Rudgwick West Sussex RH12 3BE
Proposal: Approval of details reserved by conditions 12 and 13 to approved application DC/23/1912

Thank you for consulting Place Services on the above discharge of conditions application. We can only comment on conditions relating to ecology.

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of condition 13	Yes

Conditions

Condition 13 - Biodiversity Enhancement Layout: Recommend discharge of condition

"No development above ground floor slab level of any part of the development hereby permitted shall take place until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat - Ground Level Tree Assessment (Ecology Partnership, December 2023) and Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Ecology Partnership, October 2023), has been 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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).*"*

Comments

We have reviewed the Biodiversity Enhancement Layout (The Ecology Partnership, undated) which has been submitted in order to discharge Condition 13.

While we note that additional bird and bat boxes could be secured on site, we are satisfied that the submitted information includes the detail required by this condition – the layout includes 2 bat boxes, 2 bird boxes and 2 log piles in accordance with the Bat – Ground Level Tree Assessment (Ecology Partnership, December 2023) and Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Ecology Partnership, October 2023).

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Condition 13.

Please contact us with any queries.

Yours sincerely,

Sue Hooton CEnv MCIEEM BSc (Hons)
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Place Services at Essex County Council
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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.