12 August 2024

Alice Johnson
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

Thank you for requesting advice on this application 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 Alice

Application: **DC/24/01071**
Location: **Chesworth House Denne Road Horsham West Sussex RH12 1JR**
Proposal: **Variation of Conditions 1 and 11 of previously approved application DC/23/1145 (Erection of a pool house, and installation of a swimming pool and replacement tennis court. Erection of 2no plant storage sheds) Positioning of track to storage sheds to be amended, addition of sensor security shed lighting. Storage sheds to include storage of items incidental to the enjoyment of the house. Amended Plans 2.01 & 2.02, amendment to wording of Regulatory Condition**

Thank you for consulting Place Services on the above application. Our ecology comments only relate to Condition 11.

a) No ecological harm/No objection	Yes
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	
f) Discharge of condition	

Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy.

Summary
We have reviewed the documents submitted by the applicant, relating to the variation of text in regulatory condition 11 which secures mitigation to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites.

We note from the Biodiversity Enhancement Strategy (CT Ecology, February 2024), that the site comprsises sealed surfaces, modified grassland, neutral grassland and bare ground. Therefore no further ecological surveys are required.

We have no ecological objection to the suggested amendment.

Please contact us with any queries.

Yours sincerely

Sue Hooton CEnv MCIEEM 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.