07 May 2024

Nicola Pettifer
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 Nicola

Application: **DC/24/0543**
Location: **Sussexdown Washington Road Storrington West Sussex RH20 4DA**
Proposal: **Variation of condition 1 of previously approved application reference DC/22/2372 (Full planning application for the conversion and redevelopment of existing buildings to create a 42-bedroom care home, 14 assisted care units, 23 close care apartments, ancillary accommodation (all within Use Class C2) with associated external works and landscape including new car parking.) Variation sought to demolish and rebuild Sussexdown House to optimise the layout and address inefficiencies of the previously consented scheme.**

Thank you for consulting Place Services on the above s73 variation of condition application.

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	Yes
f) Subject to Natural England's formal comments on the conclusion of the Bat Appropriate Assessment	Yes
g) Discharge of condition	

Summary
We have reviewed the Cover Letter (Tor & Co., March 2024) and do not consider that the amended proposal to demolish the whole building rather than partially demolish and convert the building will have any further impacts on ecology.

We have no further comments on this variation of condition application. Remaining conditions relating to ecology for this consented development, as described in our comments dated 23rd June 2023 for DC/22/2372, should be attached on any new consent for approval and implementation. The bat HRA Appropriate Assessment has been updated for the current application and accompanies this response for consultation with Natural England.

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.