1 July 2024

Steve Astles
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 Steve

Application: **DISC/24/0148**
Location: **Oakfield Cox Green Rudgwick West Sussex RH12 3DD**
Proposal: **Approval of details reserved by conditions 3 4 and 5 to approved application DC/21/2209**

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	Yes

Conditions

Condition 5: Recommend discharge

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been 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: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

Condition 5

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

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 Condition 5.

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.