10 September 2024

Shazia Penne
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 Shazia

Application: **DISC/24/0208**
Location: **1 Amiesmill Cottages Kerves Lane Horsham West Sussex RH13 6RL**
Proposal: **Approval of details reserved by condition 3 to approved application DC/23/1368**

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

a) No ecological harm/No objection	
b) Requires further information	Yes
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of Condition 3	No

Condition 3 (Biodiversity Enhancement Layout): Further information required
Pre-Commencement (Slab Level) Condition: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Greenspace Ecological Solutions, December 2022) and the Bat Survey and Assessment (Babec Ltd., July 2023) 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 & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority Habitats & Species).

Comments
We have reviewed the Biodiversity Enhancement Strategy (August 2024) which has been submitted in order to discharge Condition 3.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the bird box recommended in Section 7.1 of the Preliminary Ecological Appraisal (Greenspace Ecological Solutions, December 2022) as an enhancement has not been included in the Biodiversity Enhancement Strategy (August 2024). This ecology document is referenced in the wording of Condition 3 above.

In addition, we note that the locations of two bat boxes are included in Appendix A of the Biodiversity Enhancement Strategy (August 2024), but neither of these appear to relate to Section 6.2.1 of the Bat Survey and Assessment (Babec Ltd., July 2023) or to the Installed Already/Completed section of the Biodiversity Enhancement Strategy (August 2024). The recommendations in the Bat Survey and Assessment (Babec Ltd., July 2023) were for at least one of the following: a) an integrated bat box or bat brick in Building B1, b) at least two crevices suitable for roosting bats beneath the clay roof tiles of the new extension or c) the installation of at least one bat box on a nearby suitable tree on on the external wall of Building B1.

We request clarification of the specifications of the bat boxes and locations of where they have either been installed or will be installed and the specification and location of the bird box recommended in the Preliminary Ecological Appraisal (Greenspace Ecological Solutions, December 2022).

We highlight that the final details of the biodiversity enhancements, together with specifications and locations, should be included in the Biodiversity Enhancement Strategy rather than proposals.

Recommendations
We are unable to recommend the discharge of condition 3 until the additional information outlined above has been provided.

Please contact us with any queries.

Yours sincerely

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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.