27 June 2024

Stephanie Bryant
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 Stephanie

Application: **DISC/24/0132**
Location: **Roundstone Park Worthing Road Southwater West Sussex RH13 9JG**
Proposal: **Application for Approval of Details Reserved by Condition 6 to approved application DC/22/0096.**

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

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of Condition 6	Yes

Condition 6: Recommend discharge
Pre-Commencement Slab Level 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 Survey Note (Tyler Grange, January 2023) and the Preliminary Ecological Appraisal and Ecological Impact Assessment ((Tyler Grange, January 2022) 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 conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Comments
We have reviewed the Biodiversity Enhancement Strategy (James Blake Associates, May 2024) which has been submitted in order to discharge Condition 6.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendations
Subject to implementation in full of the submitted details, we recommend discharge of Condition 6.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
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.