

29 July 2026

Attention: Horsham Planning Department

Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

SLR Project No.: 433.066680.00001

RE: Discharge of Conditions 7, 8 and 9 associated with the Outline Approval for 55 Dwellings (DC/22/0301 and APP/Z3825/W/23/3324144)

On behalf of Macar Homes (Southern Home Counties) Ltd, SLR Consulting Limited has the pleasure of submitting this application to discharge conditions 7, 8 and 9 pertaining to planning permission DC/22/0301 and APP/Z3825/W/23/3324144 for residential development at Land North of The Rise, Partridge Green, West Sussex RH13 8JB ("the Site").

The planning permission DC/22/0301 (appeal reference APP/Z3825/W/23/3324144) was allowed on appeal on 27 May 2025, with the description of development reading:

Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access.

The planning permission was approved with 28 associated conditions, of which conditions 7, 8 and 9 relate to matters of ecology. Each condition is detailed below, along with the supporting discharge information:

Condition 7 Great Crested Newt Mitigation Method Statement

No development, including demolition pursuant to the permission granted, shall commence unless a Great Crested Newt Mitigation Method Statement has been submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

The submitted Great Crested Newt Mitigation Method Statement has been prepared to discharge Condition 7 and sets out appropriate precautionary measures to avoid impacts to Great Crested Newts during construction. Drawing on the findings of the site's ecological assessments and validation work, the report concludes that Great Crested Newts are unlikely to be present within the construction area and that a non-licensed mitigation approach is appropriate. The document includes pre-commencement ecological supervision, toolbox talks, vegetation clearance protocols, habitat protection measures and procedures to be followed should Great Crested Newts be encountered.

The Method Statement is therefore considered to satisfy the requirements of Condition 7 and provide an appropriate framework for protecting Great Crested Newts during the construction phase. Furthermore, during the assessment of Reserved Matters application DC/26/0835, Place Services Ecology confirmed on 21 July 2026 that the report was acceptable for the discharge of Condition 7.

Condition 9 Biodiversity Enhancement Strategy

No development above ground floor slab level shall commence 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.

The submitted Biodiversity Enhancement Strategy provides a comprehensive package of enhancement measures for protected and priority species, including bats, birds, hedgehogs, invertebrates, badgers, amphibians and reptiles. The document clearly identifies the purpose and conservation objectives of the proposed measures, provides detailed enhancement specifications, identifies the location of enhancement features, sets out implementation responsibilities, and includes a robust programme of aftercare, monitoring and long-term management. The strategy is therefore considered to satisfy the requirements of Condition 9. Furthermore, during the assessment of Reserved Matters application DC/26/0835, Place Services Ecology confirmed on 21 July 2026 that the report was acceptable for the discharge of Condition 9.

Context

A reserved matters application (Ref. DC/26/0835), is currently under assessment by the Council which was submitted to the Council on 21 May 2026 and validated 24 June 2026, for:

“Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access”.

For transparency in the assessment of the reserved matters application (Ref. DC/26/0835), details relating to Conditions 7, 8 and 9 were previously submitted to the Council. However, for the avoidance of doubt and to ensure a clear and auditable record of compliance, the

information is resubmitted for the Council's formal approval, thereby providing a definitive record of the discharge of these conditions.

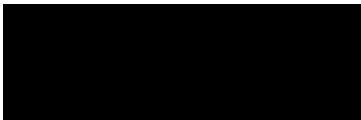
Closure

This discharge of conditions application has been submitted on the Planning Portal under Ref: **PP-15120219** and the application fee has been calculated using the planning portal fee calculator.

We look forward to confirmation of receipt and validation of this application. If you have questions in the meantime, please do not hesitate to contact us on the below details.

Yours sincerely

SLR Consulting Limited



Rebekah Gibson



**Senior Planner
Planning, EIA & Development Consultancy**