05 November 2024

Jason Hawkes
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 Jason

Application: **DISC/24/0254**
Location: **Oakhurst Business Park, Rspca Headquarters Wilberforce Way Southwater West Sussex RH13 9RS**
Proposal: **Application for Approval of Details Reserved by Condition 4 to approved application DC/22/2077**

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 4		No

Condition 4: Further information required
Pre-Commencement Condition: No development shall commence unless the Local Planning Authority has been provided with either:

a) a licence issued by Natural England, in relation to Hazel Dormice, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) a statement in writing from the Natural England, in relation to Hazel Dormice, to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998.

Comments
We have reviewed the Planning Condition Discharge Cover Letter (UMC Architects, October 2024) which has been submitted in order to discharge Condition 4.

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

This is because the Hazel Dormouse Licence document itself, signed by Natural England and showing the valid from and expiry dates, and that it relates to this site, needs to be submitted to the LPA.

Recommendations
We are unable to recommend the discharge of condition 4 until the additional information outlined above has been provided.

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.