17 September 2024

Bethan Tinning
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 Bethan

Application: **DISC/24/0188**
Location: **Medlars Swallows Lane Dial Post West Sussex RH13 8NN**
Proposal: **Application for Approval of Details Reserved by Condition 4 to approved application DC/23/2320**

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 4		Yes

Condition 4: Recommend discharge subject to submission of further information to LPA
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures is 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 (as amended).

Comments
We have reviewed the Site Plan Condition 4 Drawing No. 471_PL05 (Engineering Architecture, Submitted 19th July 2024) and Site Plan & Species Selection (Barcham, October 2024) which have been submitted in order to discharge Condition 4.

Generally, we are satisfied that the submitted information includes the detail required by this condition. However, we note that, although the locations of two bird boxes and a bat box are provided on the Site Plan Condition 4 Drawing No. 471_PL05 (Engineering Architecture, Submitted 19th July 2024), the specifications of the boxes have not been provided. We therefore recommend that these specifications are submitted to the LPA before discharge of Condition 4.

Recommendations
Subject to the submission of the specifications above to the LPA and implementation in full of the submitted details, we recommend discharge of Condition 4.

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.