30 May 2024

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

Thank you for requesting advice on this application 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: **DC/24/0619**
Location: **Half Acre Cottage Bashurst Hill Itchingfield West Sussex RH13 0PA**
Proposal: **Variations of conditions 1, 3, 4, 5 and 6 of previously approved application DC/23/1298 (Demolition of existing dwelling. Erection of 1no. replacement dwelling with detached garage, driveway, and altered access) Variation sought to allow for changes to design, external materials, fenestration, and enlargement of garage, and wording of conditions 3, 4, 5, and 6.**

Thank you for consulting Place Services on the above variations of conditions application (s73). This ecology response relates to Conditions 3 and 5 only.

a) No ecological harm/No objection	Yes
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes
f) Discharge of conditions	

Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy unless they can demonstrate water neutrality.

Summary

Condition 3 requires:
Pre-Commencement Condition: No development shall take place until a mobile protected species Precautionary Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include precautionary mitigation measures and / or works to reduce potential impacts to mobile protected species during the construction phase. The development shall take place in strict accordance with the approved details.

Reason: To conserve 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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species)

Condition 5 requires:
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 contained within the Ecological Appraisal Report (Wychwood Environmental Ltd., June 2023), has been 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 and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

We are satisfied that the submitted information includes the detail required by Conditions 3 and 5 as shown in the documents Biodiversity Enhancements and Mitigation Plan (Wychwood Environmental Ltd., March 2024) and Planning Statement (Thornton Architecture and Design, April 2024). Therefore, Conditions 3 and 5 will then require compliance action which will avoid the need for a separate discharge of conditions.

However, we request that the applicant confirms to the LPA if the sparrow terraces are integrated within the walls. If the boxes are wall mounted, they should be re-located as they will become too hot with a south-facing orientation. Sparrow terraces need to be sheltered from the sun, rain and prevailing wind, and should therefore face northeast. For further information, see the CJ Wildlife website Nest Boxes for Sparrows | CJ Wildlife (birdfood.co.uk). As the bat boxes are for maternity roosts and are integrated within the walls, a south facing orientation is acceptable.

Subject to confirmation of the sparrow terrace design and location as above and implementation in full of the submitted details, we agree that separate discharge of Conditions 3 and 5 can be avoided.

We have no further comments on this application.

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.