



26 October 2023

Giles Holbrook
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 Giles

Application: DC/23/1787

Location: Kilnwood Vale Development Phase 3EDEF G Crawley Road Faygate West Sussex

Proposal: Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3DEF G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking.

Thank you for consulting Place Services on the above reserved matters application.

Temporary Holding Objection pending submission of protection measures for Ancient Woodland	Yes
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of condition	
Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes

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. As this application does not yet demonstrate water neutrality, we are required to apply a holding objection.



Summary

We have reviewed the decision notice for DC/15/2813 and note that condition 21 in the outline consent notice requires each Reserved Matters application to achieve compliance with a detailed Ecological Mitigation and Management Plan (EMMP), which accords with the approved Phase-wide EMMP and any updated ecological surveys. Under section b), a detailed Ecological Management plan must be submitted as part of each reserved matters application, be approved in writing by the Local Planning Authority, and demonstrate compliance with the ecological mitigation set out in Chapter 10 of the Environmental Statement.

We are satisfied that ecology matters have been adequately dealt with at outline stage and conditions of consent will need to be discharged to support the submitted RM details. We welcome the comprehensive landscaping scheme prepared for Phase 3DEFG of this development as required by condition 21.

We note that Discharge of Condition 21 Report Ref: DFA23020 (Derek Finnie Associates Ltd., April 2023) provides the mitigation/management requirements and mitigation undertaken for [REDACTED] bats, birds, reptiles and Dormouse in line with the Ecological Mitigation and Management Plan. Discharge of Condition 21 Report Ref: DFA23020 (Derek Finnie Associates Ltd., April 2023) confirms that habitat enhancements for Central Greenway and the Extension to the Eastern Greenway and Pond S1 are detailed in Derek Finnie Associates Report Ref: DFA18082, October 2018 and Ref: DF/CNL/KWV/AV08, 3rd February 2017, which were submitted in respect of condition 21(b).

We would therefore support the Discharge of Condition 21 Report Ref: DFA23020 (Derek Finnie Associates Ltd., April 2023) and recommend that this report containing mitigation/management measures is sufficient to discharge Condition 21 alongside any RM consent issued.

However, we note that condition 20 requires a method statement to be submitted for the protection of the ancient woodland in Pondtail Shaw before any development or preparatory works within 15m of the ancient woodland. We highlight that this does not appear to have been submitted yet. We look forward to reviewing the ancient woodland method statement in respect of condition 20.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

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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.