12th March 2025

Halima Chowdhury
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.

Application: **DISC/25/0058**
Location: **75 High Street Steyning West Sussex BN44 3RE**
Proposal: **Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/24/1609**

Dear Halima

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

a) No ecological harm/No objection		
b) Requires further information – Condition 4		Yes
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 3		Yes

Condition 3: Recommend discharge
Pre-Commencement Condition: Prior to the commencement of works, a Precautionary Method Statement for mobile protected species shall be 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 mobile protected species, including Hedgehog, reptiles and Common Toad, 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.

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 & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Condition 4: Further information required
Pre-Commencement (Slab Level) Condition: Prior to works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment Version 5 (South Downs Ecology, August 2024) relating, shall be 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 (as amended).

Comments
Condition 3
We have reviewed the Method Statement for Vegetation Clearance (Phlorum Limited, December 2024) which has been submitted in order to discharge Condition 3.

We are satisfied that the submitted information includes the detail required by this condition.

Condition 4
We have reviewed the Preliminary Ecological Appraisal (Phlorum Limited, 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 enhancements in Section 6.4 of the Preliminary Ecological Appraisal (Phlorum Limited, October 2024) for compensatory planting and bat and bird boxes should be shown on a location plan of the site, together with specifications for the species to be planted and the specifications of the bat and bird boxes. The heights and aspects of the bat and bird boxes should also be included.

Recommendations
Subject to implementation in full of the submitted details, we recommend discharge of Condition 3.

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)
Ecological Consultant
Place Services at Essex County Council
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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.