28th January 2025

Matthew Porter
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/25/0010**
Location: **Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ**
Proposal: **Approval of details reserved by condition 7 (Ecological Mitigation and Enhancement Strategy) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access)**

Dear Matthew

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 7		Yes

Condition 7: Recommend discharge
No development approved within the reserved matters applications pursuant to the outline planning application hereby permitted shall commence until an Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the local planning authority, to be guided by appropriate surveys and good practice guidance. The Ecological Mitigation and Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed works;
b) Review of site potential and constraints with reference to any necessary Protected Species Licenses;

c) *Detailed design(s) and/or working method(s) to achieve stated objectives;*
d) *Extent and location/area of proposed works on appropriate scale maps and plans;*
e) *Type and source of materials to be used where appropriate, e.g. native species of local provenance;*
f) *Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
g) *Persons responsible for implementing the works;*
h) *Details of initial aftercare and long-term maintenance of the habitats;*
i) *Details for monitoring and remedial measures;*
j) *Details for disposal of any wastes arising from works;*
k) *Details of proposed external lighting scheme.*

The Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Comments
We have reviewed the Revised Ecological Mitigation and Enhancement Strategy (EMES) Ecology Solutions, August 2024).

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

Recommendations
Subject to implementation in full of the submitted details, we recommend discharge of Condition 7.

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.