25th November 2024

Jason Hawkes
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 Jason

Application: **DISC/24/0275**
Location: **Land North of RM Area 1 and 2 Mowbray Hillside Rusper Road Horsham West Sussex**
Proposal: **Application for Approval of Details Reserved by Condition 2 and 3 to approved application DC/24/0061**

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

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

Conditions
Condition 3: Recommend discharge
Pre-Occupation Condition: Prior to the use of this area and notwithstanding the submitted Landscape and Ecological Management Plan (LEMP), a revised LEMP shall be submitted to for approval by the Local Planning Authority. The plan shall be implemented as approved and remain in force thereafter.

Reason: To ensure a satisfactory development in accordance with Policies SD6 & 33 of the Horsham District Planning Framework (2015).

Comments
We have reviewed the Hillside Landscape and Ecological Management Plan Compliance Statement Rev. P3 (David Jarvis Associates, October 2024) which has been submitted in order to discharge Condition 3. We note that this provides updated evidence of compliance with approved Hillside Phase 1 Landscape and Ecological Management Plan (LEMP) (David Jarvis Associates and Derek Finnie Associates, October 2021).

We also note the Covering letter (Stantec, October 2024) which indicates that previous amendments responding to the consultee comments received have been combined into a single document for clarity. This report therefore sets out how the Hillside RMA complies with the approved Phase 1 LEMP with the updates contained in paragraphs 3.6-3.9.

We seek clarification whether the LPA requires the applicant to submit a revised LEMP Ecological Mitigation and Management Plan (EMMP) to support discharge of condition 3 of the reserved matters approval under DC/24/0061. This relates to condition 12 and 35 of outline consent DC/16/1677 but condition 3 of the reserved matters approval specifically requires a revised LEMP not a compliance statement. Subject to the satisfaction of the LPA that a revised LEMP is not required as details of amendments have been submitted for review, we are satisfied that the submitted information includes the detail required by this condition.

Recommendation
Subject to confirmation of the above and implementation in full of the submitted details, we recommend discharge of Condition 3.

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.