22 July 2024

Amanda Wilkes
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 Amanda

Application: **DC/24/0976**
Location: **Rikkyo School Guildford Road Rudgwick West Sussex RH12 3BE**
Proposal: **Variation of Condition 1 of previously approved application DC/23/1912 (Erection of a detached two storey Dormitory building, with associated landscaping) To update plans to show a larger air source heat pump enclosure.**

Thank you for consulting Place Services on the above S73 variation of condition application.

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 condition	

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
We have reviewed the Proposed Site Plan Drawing No. PD-1000 Revision A (Walters & Cohen Architects, June 2024) and Covering Letter (Dowsett Mayhew Planning Partnership, June 2024). We do not consider that the amended proposal will have any further impacts on ecology.

We have no further comments on this S73 variation of condition application. Any remaining conditions relating to ecology for this consented development should be retained.

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.