22 July 2024

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.

Dear Halima

Application: **DISC/24/0164**
Location: **Eatons Farm The Village Ashurst Steyning West Sussex BN44 3AP**
Proposal: **Approval of details reserved by condition 3,4 and 7 to approved application DC/21/2599**

Thank you for consulting Place Services on the above discharge of conditions application. We can only comment on conditions relating 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 7	Yes

Conditions

Condition 7: Recommend discharge

Pre-Use Condition: The events venue hereby permitted shall not be brought into use until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Bat Roost Assessment (JWK Wildlife Surveys, May 2022), has been 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 & habitats and allow the LPA to discharge its duties and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

Condition 7

We have reviewed the Biodiversity Enhancement Plan (JWK Wildlife Surveys, June 2024), Beaumaris Bat Box specification and Improved Crevice Bat Box, Triple which have been submitted in order to discharge Condition 7.

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

Recommendation

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
placeservicesecology@essex.gov.uk

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.