Place Services
Essex County Council
County Hall, Chelmsford
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Date: 1 August 2025 Our ref: 06432

Tamara Dale
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

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/25/0207
Location: Little Woodhouse, Annexe New Road Billingshurst West Sussex RH14 9DS
Proposal: Approval of details reserved by conditions 4,5,6,7,8,9,10,11,12 and 14 to approved application DC/23/0686

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions 11 and 14, which are related to ecology.

Conditions
Condition 11: **Recommend discharge**.

"Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and

locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To 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 (Priority Habitats & Species) and Policy 31 of the Horsham Development Framework.

Condition 14: **Recommend discharge**.

"Regulatory Condition: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal by Astute Ecology reference AE21.125 dated May 2021."

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

Comments

We have reviewed the information which has been submitted in order to discharge Conditions 11 and 14.

Regarding Condition 11, the applicant states the following "*Onsite lighting has been minimised - No lighting has been installed beyond the footprint of the building Only downlights have been used in the covered porch and verandah areas for safety and security. These are Ansell ARIP sensor activated and set to 5w 2700k to minimise harmful light emissions. Photographic evidence is included in Appendix A photographs 17,18,19."* We are satisfied the described lighting is appropriate and are satisfied we have sufficient information to recommend discharge of this condition.

Condition 14 is a compliance condition, which requires no further consultation. The documents state the above listed document has been complied with.

We are satisfied that the submitted information includes the detail required by these conditions.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 11 and 14

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean 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.