21st November 2024

Stephanie Bryant
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 Stephanie

Application: **DISC/24/0267**
Location: **Christs Hospital School The Avenue Christs Hospital West Sussex RH13 0LJ**
Proposal: **Application for Approval of Details Reserved by Condition 22 and 25 to approved application DC/24/0063**

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

a) No ecological harm/No objection		
b) Requires further information – Condition 25		Yes
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 22		Yes

Condition 22: Recommend discharge
Pre-Occupation Condition: Prior to the completion of all works to re-profile the land at the Eastern Fields, details of the type of wildflower seed to be used across the site and the method by which the seed is sown, shall have been submitted to and approved in writing by the Local Planning Authority. The wildflower seed shall thereafter be applied in accordance with the approved details. Any area of seeding which, within a

period of 5 years of application fails to germinate to maturity; shall be replaced in the next planting season with the seed type approved unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the surroundings, and in the interests of visual amenity and biodiversity enhancement in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

Condition 25: Further information required
Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, a lighting design scheme for biodiversity shall be 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 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: 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 allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

Comments
Condition 22
We have reviewed the Detailed Plant Schedule and Specification Revision 12 (Ramsay & Co, July 2024) and the Soft Landscape Layout Rev 03 (Ramsay & Co, July 2024).

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

Condition 25
We have reviewed the Blue Coats Sports Expansion – Bat Lighting Strategy (RPS Group, October 2024) and the associated specific lighting documentation, which has been submitted in order to discharge Condition 22.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the Blue Coats Sports Expansion – Bat Lighting Strategy (RPS Group, October 2024) notes that the current proposed flood light unit specification states that the colour temperature can reach 5700k. The ecology report recommends a maximum of 4500k and BCT guidelines recommend 2700k. We therefore support the recommendation in the Blue Coats Sports Expansion – Bat Lighting Strategy (RPS Group, October 2024) that a different floodlight specification should be considered to ensure that warm white light is not used throughout the development.

Recommendations
Condition 22
Subject to implementation in full of the submitted details, we recommend discharge of Condition 22.

Condition 25
We are unable to recommend the discharge of condition 25 until the additional information outlined above has been provided.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
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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.