23 May 2024

Shazia Penne
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 Shazia

Application: **DISC/24/0044**
Location: **Pine Cottage Forest Road Colgate Horsham West Sussex RH12 4SZ**
Proposal: **Application for approval of details reserved by condition 2 on previously approved application DC/23/1704**

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

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

Condition 2 requires:
Within 3 months of the date of the permission hereby granted, a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;

e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

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 are satisfied that the submitted information includes the detail required by condition 2 as shown in the documents Bat House Chamber Wooden Waterproff Windproof Bat Box Shelter and Elevation Plans 1 and 2 (October 2023).

With regard to the applicant's question on the locations of the bat boxes: we recommend that bat box 2 is not erected on the barn as it will be too low. This is because bat boxes need to be at least 3m from the ground to avoid predation by cats. There may be a nearby tree where Bat box 2 could be erected at a suitable height. We recommend that bat boxes 1 and 2 are erected on the outside of the barn.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Condition 2.

Please contact us with any queries.

Yours sincerely

Genevieve Broad 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.