Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk

Date: 10 April 2025 Our ref: 02224

Nicola Pettifer
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/25/0064
Location: Pulborough: Coppice Hanger Church Hill Pulborough West Sussex
Proposal: Approval of details reserved by conditions 11, 12 and 13 to approved application DC/21/1931

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on condition 13, which is related to ecology.

Conditions

Condition 13: **Recommend discharge**

"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 shall 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)

Comments

We have reviewed the Outdoor Lighting Report (MMA, February 2025), Private Lighting Impact Assessment (MMA, February 2025), Lighting Strategy Design Plan (MMA, February 2025), Lighting Statement (David Archer Associates, February 2025) and the Proposed Site Plan which shows the locations of light fixtures.

We are satisfied that the provided lighting details have considered lighting impacts to avoid adverse effect on integrity of The Mens SAC and qualifying species. The document has sufficiently detailed areas sensitive to light pollution and shown that habitat corridors will not be affected by light spill and not sever flightiness of non-light tolerant bat species. Therefore, 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 13.

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
Email: 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.