10th December 2024

Giles Holbrook
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.

Application: **DISC/24/0286**
Location: **Firsland Park Estate Henfield Road Albourne West Sussex BN6 9JJ**
Proposal: **Application for Approval of Details Reserved by Conditions 5, 6 and 7 to approved application DC/23/2037**

Dear Giles

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related 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 Conditions 5 and 6		Yes

Condition 5: Recommend discharge
Pre-Occupation Condition: The development hereby permitted shall not be occupied unless and until full details of proposed measures for biodiversity enhancement have been submitted to and approved by the Local Planning Authority in writing. The enhancement measures must accord with the measures recommended at Section 5 to the approved Preliminary Ecological Appraisal (The Ecology Co-op, dated 26th September 2023, ref: 5893) and shall include details of:

- *Locations of proposed enhancement measures by way of appropriate maps and plans;*
- *Specifications for proposed bird boxes and bat tubes, tiles and/or boxes;*
- *Details of hedge planting, including schedules specifying species, planting size, densities and plant numbers;*
- *Details of initial aftercare and long-term maintenance;*

Bird boxes and bat tiles, tubes and/or boxes shall be installed in accordance with the approved details prior to the first occupation of the development hereby permitted. New hedges shall be planted in accordance with the approved measures within the first planting season following the first occupation of any part of the development. Any approved hedge planting which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the proposed development delivers opportunities for biodiversity enhancement in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Paragraph 180(d) of the National Planning Policy Framework (2023).

Condition 6: Recommend discharge
Pre-Occupation Condition: The development hereby approved shall not be occupied unless and until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall be coordinated with proposed ecological enhancement measures required by Condition 5, and shall address existing and proposed features that are particularly sensitive to bats and where lighting is likely to cause disturbance to roosts and routes used for foraging and/or commuting. The lighting design scheme shall demonstrate that lighting will not impact upon bat roosts, commuting and/or foraging and include details of the positions, orientations and heights of proposed lighting in addition to the technical specifications for proposed luminaries.

Reason: As these details are fundamental to safeguard the ecological interest of the area, and to ensure that ecological enhancement measures are not compromised by the installation of inappropriate lighting in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Paragraph 180(d) of the National Planning Policy Framework (2023).

Comments
Condition 5
We have reviewed the Biodiversity Enhancement Scheme (EAS Ltd., June 2024), which includes the planting, details and the specifications and locations for four bird bxes (including a swift box) and four bat boxes. The locations are shown on Appendix A of the Ecological Landscape Plan.

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

Condition 6
We have reviewed the Biodiversity Enhancement Scheme (EAS Ltd., June 2024) which includes the Lighting Scheme for Biodiversity in Section 5.

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

Recommendations
Condition 5
Subject to implementation in full of the submitted details, we recommend discharge of Condition 5.

Condition 6
Subject to implementation in full of the submitted details, we recommend discharge of Condition 6.

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.