14 May 2024

Tamara Dale
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 Tamara

Application: **DISC/24/0076**
Location: **Jessups Farm Honeybridge Lane Ashurst West Sussex BN44 3AW**
Proposal: **Application for Approval of Details Reserved by Condition 2,3,4,5,6 and 7 to approved application DC/23/2042**

Thank you for consulting Place Services on the above discharge of condition application. This ecology response relates to Conditions 2 and 3 only.

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:
Regulatory Condition: Within 3 months of the date of this permission, a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to the Local Planning Authority for its approval in writing. 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).

Condition 3 requires:
Regulatory Condition: Within 3 months of the date of the permission, a lighting design scheme for biodiversity shall have been submitted to the Local Planning Authority for its approval in writing. 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: 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
Condition 2
Generally, we are satisfied that the submitted information includes the detail required by condition 2 as shown in the documents Biodiversity Enhancement Strategy & Lighting Design Scheme (Batcheller Monkhouse, April 2024) and Biodiversity Enhancements Plan (Batcheller Monkhouse, April 2024). However, the locations of the biodiversity enhancements have not been provided and nor have the numbers of bug boxes or the number of bird boxes for House Sparrow, Robin and/or Wren. The numbers and species of heritage fruit trees have also not been provided. We therefore recommend that this information should be submitted to the LPA prior to discharge of this condition.

Condition 3
We are satisfied that the submitted information includes the detail required by condition 3 as shown in the document (Biodiversity Enhancement Strategy & Lighting Design Scheme (Batcheller Monkhouse, April 2024). We understand from Section 2.4 of the Biodiversity Enhancement Strategy & Lighting Design Scheme (Batcheller Monkhouse, April 2024) that no new external lighting is proposed and therefore accept that no further details are required.

Recommendation
Subject to submission of the locations of the biodiversity enhancements, including the bat and bug boxes, bird nest boxes, and numbers and species of heritage fruit trees to the LPA, and implementation in full of the submitted details, we recommend discharge of Conditions 2 and 3.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
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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.