Horsham District Council

Mr Simon Brett
Brett Incorporated Limited
18 Seal Road
Selsey
Chichester
PO20 0HW

Our ref:	DISC/24/0286
Your ref:	Firsland (Discharge Conditions 5, 6 & 7 of DC/23/2037)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	10th December 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 5, 6 and 7 to approved application DC/23/2037

Firsland Park Estate, Henfield Road, Albourne, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

5. **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).

Date of approval - 10th December 2024

6. **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).

Date of approval - 10th December 2024

7. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The facilities hereby permitted shall not be occupied until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use as cycle parking at all times.

   Reason: To ensure that there is adequate provision for the parking of cycles, and to promote opportunities for sustainable travel in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Date of approval - 10th December 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Covering Letter	1121.38	11.11.2024
Details plan	Cycle Parking Shelter	1221.38/01	12.11.2024
Supporting Docs	Biodiversity Enhancement Strategy	178/Brett/FirslandPark/BES	11.11.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control