14 October 2024

Robert Hermitage
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 Robert

Application: **DISC/24/0198**
Location: **Scout Hall 104 Bishopric Horsham West Sussex RH12 1QN**
Proposal: **Approval of details reserved by conditions 3,4,5,6 and 7 to approved application DC/22/1451**

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions relating to ecology.

a) No ecological harm/No objection	
b) Requires further information	Yes
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of condition 6	No

Conditions

Condition 6: Further information required

Pre-Commencement (Slab Level) Condition: No development shall commence above slab level until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Updated Preliminary Roost Assessment (Cherryfield Ecology, January 2023), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Comments

We have reviewed the revised Construction and Environmental Management Plan (Laughton and Green, submitted 23rd September 2024) and the Proposed Drainage Layout Drawing number 647PL120 (Exedra Architects, July 2024, submitted 23rd September 2024) which have been submitted in order to discharge Condition 6.

We are still not satisfied that the submitted information includes the detail required by condition 6.

We welcome the inclusion of the locations and specifications of the recommended two bat boxes in the Proposed Drainage Layout Drawing number 647PL120 (Exedra Architects, July 2024, submitted 23rd September 2024). However, there is no information on lighting as recommended in the Updated Preliminary Roost Assessment (Cherryfield Ecology, January 2023) and our response dated 2nd September 2024.

The new text in the revised Construction and Environmental Management Plan (Laughton and Green, submitted 23rd September 2024) appears to refer to dust mitigation and general site cleanliness checks and not to ecology matters. We therefore recommend that the CEMP should include details of the installation of the bat boxes and information on lighting i.e. compliance with the Bats and Lighting in the UK guidance note, specifications of any lighting and locations of lighting as detailed in the Updated Preliminary Roost Assessment (Cherryfield Ecology, January 2023).

Recommendation

We are still unable to recommend the discharge of condition 6 until the additional information outlined above has been provided.

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.