28th January 2025

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.

Application: **DISC/25/0004**
Location: **Pulborough Rugby Football Club Pulborough Road Cootham West Sussex RH20 4HP**
Proposal: **Approval of details reserved by conditions 3, 4 and 5 to approved application DC/22/1585.**

Dear Robert

Thank you for consulting Place Services on the above discharge of condition application.

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Conditions 3, 4, and 5		Yes

Condition 3: Recommend discharge
Pre-Commencement (Slab Level) Condition: The 4no. luminaires hereby permitted shall not be first used until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment & Bat Scoping Survey (Drummond Ecology, August 2023) has been 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 the first use of the luminaires and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species). Condition 4: Recommend discharge.

Condition 4: Recommend discharge

Pre-Use Condition: The 4no. luminaires hereby permitted shall not be first used 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, lsolux 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.

The 4no. luminaires shall be installed in accordance with the specifications and locations set out in the scheme, and shall be 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 Local Planning Authority 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) and Policy 31 of the Horsham Development Framework.

Condition 5: Recommend discharge

Regulatory Condition: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment & Bat Scoping Survey (Drummond Ecology, August 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority 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) and Policy 31 of the Horsham Development Framework.

Comments

Condition 3

We have reviewed the Letter Response (The Ecology Co-op, December 2024), which includes details of the native shrub species to be planted, together with recommended locations. In addition, suitable bat box locations are indicated in the plan, together with bat box specifications. and with a minimum of one integrated bat box in the new build.

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

Condition 4
We have reviewed the Letter Response (The Ecology Co-op, December 2024) which indicates that, although the flood lighting does not meet the the bats and artificial lighting at night ILP guidance note, the combination of timing when the flood lights may not be used (21.30 – 09.00) and the seasonality of the sport during late autumn, winter and early spring will result in a negligible negative impact on bats. We agree that this is acceptable.

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

Condition 5
We also note that condition 5 requires compliance with the ecological appraisal recommendations. Unless the LPA receives information to the contrary it should be assumed that all works are carried out in compliance with the approved document Preliminary Roost Assessment & Bat Scoping Survey (Drummond Ecology, August 2023).

Recommendations
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 3, 4 and 5.

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.