Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 1 July 2025 Our ref: 05695

Kate Turner
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

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/25/0145
Location: Cowfold Lodge Cottage Henfield Road Cowfold West Sussex RH13 8DU
Proposal: Approval of details reserved by conditions 3,4,5 and 18 to approved application DC/22/2250

Thank you for consulting Place Services on the above discharge of conditions application. This refers to Conditions 4 and 18 of Appeal Ref: APP/Z3825/W/23/3325926 dated 8th March 2024. We can only comment on conditions relating to ecology.

Conditions
Condition 4: **Recommend discharge**

No development shall commence until 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 shall 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. No other external lighting be installed without prior consent from the Local Planning Authority.

Condition 18: Further information required
No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. 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 the stated objectives;*
c) *locations of proposed enhancement measures indicated appropriate maps and plans;*
d) *details of persons responsible for implementing the enhancement measures and a timetable for implementation;*
e) *details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved Biodiversity Enhancement Strategy and shall be retained in that manner thereafter.

Comments
Condition 4
We have reviewed the Exterior Lighting Calculations for Bats (Lighting Force, July 2024) and External Lighting Letter (Lighting Force July 2024) which have been submitted in order to discharge
Condition 4.

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

Condition 18
We have reviewed the Biodiversity Net Gain Report (Wychwood Environmental Ltd., February 2025) which has been submitted in order to discharge Condition 18.

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

We highlight that Biodiversity Net Gain relates to habitats only. The Biodiversity Enhancement Strategy condition relates to protected species and enhancements such as those for bird boxes, bee bricks, bat boxes and hedgehog access holes as specified in Section 7.0 of the Preliminary Ecological Appraisal (Wychwood Environmental Ltd., June 2023).

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Condition 4.

We are unable to recommend the discharge of Condition 18 until the additional information outlined above has been provided.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
Email: 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.