24 April 2024

Giles Holbrook
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 Giles

Application: **DISC/24/0058**
Location: **Henfield Sports Centre Northcroft Henfield West Sussex BN5 9QB**
Proposal: **Application for Approval of Details Reserved by Condition 4, 6 & 7 to approved application DC/23/1177**

Thank you for consulting Place Services on the above application. These ecology comments relate to Conditions 6 and 7 only.

Recommended Temporary Holding Objection	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of conditions	Yes

Condition 6 requires:
Pre-Occupation Condition: Prior to the first operation of the courts hereby approved, full details, including finalised locations, of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall have regard to the recommendations of the approved Preliminiary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023) at Table 6. The approved enhancement measures shall, subsequently, be implemented as approved in advance of the first operation of the courts and retained as such thereafter.

Reason: To ensure that the approved development delivers opportunities for a proportionate biodiversity enhancement, and in accordance with Policy 31 of the Horsham District Planning Framework (2015), Policy 10 of the Henfield Neighbourhood Plan (2021) and Paragraph 174 of the National Planning Policy Framework (2023).

Condition 7 requires:
Pre-Occupation Condition: Prior to the first operation of the courts hereby approved, and notwithstanding details contained within the approved Lighting Impact Assessment (Mewies Engineering Consultants Ltd, ref: 17951-LIGH-0401, dated May 2023), a detailed lighting design scheme shall be submitted to and approved by the Local Planning Authority in writing. The lighting design scheme shall include details of the positions, orientations, heights, types and specifications of lighting. The lighting scheme shall address the recommendations for the adoption of a low-impact lighting strategy contained within Table 6 to the approved Preliminiary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023) and the various measures outlined to reduce ecological lighting impacts. The lighting design scheme shall, subsequently, be implemented as approved and retained as such thereafter.

Reason: To ensure that the proposed development minimises its ecological and biodiversity impacts and preserves protected and priority species to the greatest possible extent in accordance with Policies 25 and 31 to the Horsham District Planning Framework (2015) and Paragraph 174 to the National Planning Policy Framework (2023).

Comments
Condition 6
We are satisfied that the submitted information includes the detail required by condition 6 as shown in the document Ecological Mitigation and Enhancement Management Plan (Arbtech Consulting Ltd., March 2024).

Condition 7
We are satisfied that the submitted information includes the detail required by condition 7 as shown in the documents Detailed Lighting Layout Drawing Number 27951_02_100_02 (MEC Consulting Group, April 2024) and Ecological Mitigation and Enhancement Management Plan (Arbtech Consulting Ltd., March 2024).

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 6 and 7.

Please contact us with any queries.

Yours sincerely

[redacted]
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.