25th February 2025

Bethan Tinning
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/25/0012**
Location: **Cobweb Cottage Emms Lane Brooks Green West Sussex RH13 0TR**
Proposal: **Application for Approval of Details Reserved by Condition 5, 6 and 8 to approved application DC/23/1667**

Dear Bethan

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

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Conditions 5 and 8		Yes

Condition 5: Recommend discharge
Pre-Commencement (slab level) Condition: No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal and Preliminary Roost Assessment (ArbTech, March 2023) and Bat Emergence and Re-entry Surveys (ArbTech, July 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: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

Condition 8: Recommend discharge
Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority, if lighting is required. 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, 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA 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 5
We have reviewed the Biodiversity Enhancement & External lighting Plan Drawing No. A150-4-003 Revision A (Koto Design, January 2025) which has been submitted in order to discharge Condition 5.

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

Condition 8
We have reviewed the Biodiversity Enhancement & External lighting Plan Drawing No. A150-4-003 Revision A (Koto Design, January 2025) which has been submitted in order to discharge Condition 8.

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

Recommendations
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 5 and 8.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
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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.