20 June 2024

Nicola Pettifer
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/24/0116**
Location: **Blakers Yard Worthing Road Dial Post Horsham West Sussex RH13 8NH**
Proposal: **Application for Approval of Details Reserved by Condition 9 to approved application DC/20/1869**

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 condition	Yes

Conditions

Condition 9

Pre-Commencement (Lighting) Condition: No external lighting shall be installed until a bat sensitive lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted lighting scheme shall be produced in accordance with the recommendations made in the bat survey reports (by Arbtech, dated 28 April 2017 and 19 July 2017). The lighting shall be implemented in full accordance with the approved details prior to their first use and shall be retained as such thereafter.

Reason: To provide ecological protection and enhancement in accordance with the Conservation of Habitats & Species Regulations 2010 (as amended), NPPF and Policy 31 of the Horsham District Planning Framework.

Comments

We have reviewed the Ecological Lighting Report (David Archer Associates, May 2024) and Proposed External Lighting Layout Drawing No. J003948-TDC-9 (WS Planning & Architecture, April 2024), which have been submitted in order to discharge Condition 9.

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

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 9.

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.