27th November 2024

Hannah Darley
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/24/0281**
Location: **Sir Roberts Farm Goose Green Lane Goose Green West Sussex RH20 2LW**
Proposal: **Approval of details reserved by condition 3 to approved application DC/23/1546**

Dear Hannah,

Thank you for consulting Place Services on the above discharge of conditions 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 3	Yes

Conditions

Condition 3: Recommend discharge

Pre-Commencement Condition: No development shall commence until a detailed survey inspecting the presence of bats on the site and within the building has been undertaken and submitted to and approved in writing by the Local Planning Authority. The survey shall include details of the findings of that survey any necessary mitigation measures including a timetable for their implementation. The development shall be undertaken in strict accordance with the agreed details and timetable, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Bat Survey Report (Arun Ecology, November 2024) which has been submitted in order to discharge Condition 3.

We highlight that a Bat Mitigation Class Licence will be used to register the site before commencement of any works (Bat Survey Report (Arun Ecology, November 2024)) and recommend that evidence of site registration by an individual registered to use the Bat Mitigation Class Licence or a copy of a full EPS mitigation licence is submitted to the LPA.

This is because the three emergence surveys in July and September 2024 on building B1 recorded Roost 1 as a Common Pipistrelle bat day (summer) roost and Roost 2 as a Common Pipistrelle bat day (summer) roost (Bat Survey Report (Arun Ecology, November 2024)).

We also highlight that the Bat Survey Report (Arun Ecology, November 2024) recommends the erection of a Barn Owl nestbox as compensation for the loss of an historic Barn Owl nest/roost during maintenance works at Building B1.

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 3.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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.