28th November 2024

Matthew Porter
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 Matthew

Application: **DISC/24/0265**
Location: **The Cobblers Hayes Lane Slinfold West Sussex RH13 0SA**
Proposal: **Application for Approval of Details Reserved by Condition 23 (lighting design scheme) to approved application DC/22/2197 (Variation of of approved application DC/20/2578 (Construction of 12No. flats with associated car parking, landscaping and replacement scout hut).**

Thank you for consulting Place Services on the above discharge of condition application.

a) No ecological harm/No objection		
b) Requires further information – Condition 23		Yes
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 23		No

Condition 23: Further information required
Regulatory Condition: Prior to the installation of any external lighting within each phase, a lighting design scheme for biodiversity shall be 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 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. The scheme must also be designed by a suitably qualified person in accordance with

the recommendations for environmental zone E2 in the Institute of Lighting Professional's Guidance document "Guidance Notes for the Reduction of Obtrusive Light GN01:2020. 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 Local Planning Authority 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 in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policy 4 of the Slinfold Neighbourhood Plan.

Comments
We have reviewed the lighting report Installation (Tamlite, October 2024), which has been submitted in order to discharge Condition 23.

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

This is because the lighting report Installation (Tamlite, October 2024) is not a lighting scheme for biodiversity as it does not identify features on site that are particularly sensitive for bats and so does not demonstrate that areas to be lit will not disturb or prevent bats using their territory. We request that additional information is provided on how the external lighting will impact bats and their foraging routes.

Recommendation
We are unable to recommend the discharge of condition 23 until the additional information outlined above has been provided.

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.