10 September 2024

Robert Hermitage
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 Robert

Application: **DISC/24/0211**
Location: **Windways Common Hill West Chiltington West Sussex RH20 2NL**
Proposal: **Approval of details reserved by conditions 3,5,11 and 12 to approved application DC/23/0364**

Thank you for consulting Place Services on the above discharge of conditions application. We can only comment on conditions relating 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 Condition 3	Yes

Condition 3: Recommend discharge
Pre-Occupation Condition: Prior to the first occupation of the dwelling, 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.

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 Policy 31 of the Horsham Development Framework.

Comments
Condition 3
We have reviewed the Proposed Site Plan: Hard & Soft Landscape & External lighting Dwg No. 22521-102 (Rathbone-Miller, submitted 16th August 2024) and Cover Letter (Rathbone-Miller, submitted 16th August 2024) which have been submitted in order to discharge Condition 3.

We note that the details of how the lighting scheme has been designed to prevent impact on bats is provided in the Covering Letter (Rathbone-Miller, submitted 16th August 2024). The locations of the lighting is provided in the Proposed Site Plan: Hard & Soft Landscape & External lighting Dwg No. 22521-102 (Rathbone-Miller, submitted 16th August 2024).

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 Condition 3.

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.