1 July 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/24/0147**
Location: **Rapkyns Care Village New Barn School Guildford Road Broadbridge Heath West Sussex RH12 3PQ**
Proposal: **Application for Approval of Details Reserved by Condition 13 and 15 to approved application DC/21/2350**

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 conditions	Yes

Conditions

Condition 13: Recommend discharge

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Strategy for protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 4 of the Slinfold Neighbourhood Plan (2018)

Condition 15: Recommend discharge

Pre-Occupation Condition: No external lighting of any part of the development hereby permitted shall be installed unless and until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations. 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 safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015) and 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 District Planning Framework (2015) and Policy 4 of the Slinfold Neighbourhood Plan (2018)

Comments

Condition 13

We have reviewed the Landscape and Ecology Management Plan and Biodiversity Enhancement (The Ecology Co-op, February 2023) which has been submitted in order to discharge Condition 13.

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

Condition 15

We have reviewed the Proposed Car Park Lighting and External Lighting (23rd May 2024), External Electrical Services Drg No. E501 Rev C1 (N. Smith Electrical Ltd., November 2023), Car park Lighting Iso Lighting Plots Drg No. E502 Rev C1 (N. Smith Electrical Ltd., April 2024) and Wall Mounted Extl Lighting Iso Plots Drg No. E503 Rev C1 (N. Smith Electrical Ltd., April 2024), which have been submitted in order to discharge Condition 15.

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 Conditions 13 and 15.

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.