Place Services
Essex County Council
County Hall, Chelmsford
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www.placeservices.co.uk

Date: 22 May 2025 Our ref: 04333

Alice Johnson
Horsham District Council
Parkside
Horsham
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RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

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/25/0094
Location: Christs Hospital School The Avenue Christs Hospital West Sussex RH13 0LJ
Proposal: Approval of details reserved by conditions 15, 16, 17 and 25 to approved application DC/24/0063.

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Conditions
Condition 25: **Recommend discharge**

"*Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, 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 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015); and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

Comments

We have reviewed the information which has been submitted in order to discharge Condition 25.

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 25.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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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.