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

Date: 22 May 2025 Our ref: 04318

Nicola Pettifer
Horsham District Council
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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/25/0136
Location: Chanctonbury Nurseries Rectory Lane Ashington West Sussex RH20 3AS
Proposal: Approval of details reserved by conditions 13 (Accessible dwellings layout), 17 (biodiversity lighting), 19 (EV parking layout for flats), 24 (refuse and recycling store and cycle store details for flats), and 27 (future EV upgrading provisions for flats) to approved application DC/22/0372

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

Conditions
Condition 17: **Recommend discharge**.

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been 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 conserve protected and Priority species and 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).

Comments

We have reviewed the Proposed Lighting Scheme Project ref: 24-034-1A Rev A (DW Windsor, January 2024), which has been submitted in order to discharge Condition 17.

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 17.

Please contact us with any queries.

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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.