04 April 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/24/0034**
Location: **Broomlands Farm Robin Hood Lane Warnham West Sussex RH12 3RR**
Proposal: **Approval of details reserved by conditions 11,13,14,15,and 17 to approved application DC/20/0716**

Thank you for consulting Place Services on the above discharge of conditions application. This ecology response relates to Conditions 11 and 15 only.

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

Condition 11 requires:
Pre-Installation Condition: Prior to their installation, details of the proposed swift bricks shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
a) The location of each swift brick, including elevations at a scale of at least 1:20;
b) A manufacturer's specification of each unit to be installed;
c) An installation method for each unit, including details of the material within each elevation to be removed, and;

d) Details of making good to disturbed materials.

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter, unless otherwise agreed to in writing by Local Planning Authority.

Reason: To secure biodiversity enhancements and in accordance with Policy 31(2) of the Horsham District Planning Framework (2015).

Condition 15 requires:
Pre-Occupation Condition: 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, nor result in adverse harm to neighbouring amenity.

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 UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policies 31 and 33 of the Horsham Development Framework (2015).

Comments
Condition 11
We are satisfied that the submitted information includes the detail required by Condition 11 as shown in the document Swift Box and House Martin Cup Locations and Details Drawing No. PL210 (BWP Architects, undated).

Condition 15
We are satisfied that the submitted information includes the detail required by Condition 15 as shown in the document External Lighting Scheme Drawing No. PL213 (BWP Architects, undated).

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Conditions 11 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.