22 July 2024

Giles Holbrook
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 Giles

Application: **DISC/24/0169**
Location: **Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP**
Proposal: **Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/23/0460**

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 3 and 4	Yes

Conditions

Condition 3: Recommend discharge from an ecological perspective

Pre-Commencement (Slab Level) Condition: No part of the development hereby permitted shall be commenced above ground floor slab level until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all boundary treatments*
- *Ecological enhancement measures set out at Section 9 to the Preliminary Ecological Appraisal and Preliminary Roost Assessment (aLyne Ecology Ltd, Version 001, dated 30.06.2023)*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, in the interests of visual amenity and to ensure a proportionate biodiversity net-gain in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

Condition 4: Recommend discharge
Pre-Commencement (Slab Level) Condition: Prior to the commencement of development above ground floor-slab level, 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, subsequently, be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), under no circumstances should any other external lighting be installed without the express prior consent of the Local Planning Authority.

Reason: In accordance with the requirements of Policy 31 of the Horsham District Planning Framework (2015), and to enable the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended

Comments
Condition 3
We have reviewed the Landscaping and Ecological Enhancements Drawing No. D920/19B (June 2024), which has been submitted in order to discharge Condition 3.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 4
We have reviewed the External Lighting Design for Biodiversity Drawing No. D920/20 (June 2024), which has been submitted in order to discharge Condition 4.

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 3 and 4.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad 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.