



Date: 29 October 2025

Our ref: 09705

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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/25/0242
Location: Sleepy Warren Maydwell Avenue Slinfold Horsham
Proposal: Application for Approval of Details Reserved by Conditions 6, 8, 9, 11, 12 and 13 to approved application DC/24/1184

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on condition 8, which is related to ecology.

Conditions

Condition 8: Further Information Required

"Pre-Occupation Condition: The development hereby permitted shall not be first 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 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 allow the Local Planning Authority 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 Development Framework.

Comments

We have reviewed the submitted plans and product specification documents, which have been submitted in order to discharge Condition 8. Additionally, we have reviewed the ecological consultation comments provided with the original consultation (DC/22/0370, varied with application DC/24/1184), to ensure no bat flight pathways will be impacted by the lighting proposals.

The submitted plans show the provision of a large quantity of light fixtures across the entire site. The site is bordered by trees and woodland. Our original consultation comments stated *“there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained. If external lighting is required and, as Barbastelle bats may use this habitat, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Update Walkover and GCN Survey (May 2023)) to avoid impacts from light disturbance”*. The information provided has not included details of contour plans, as stated within the condition wording and does not include details of lighting direction and if there will be mitigation measures on the lighting to prevent light spill to the surrounding unlit habitat. This is a requirement of the LPA’s bat HRA Appropriate Assessment so is essential for compliance with the consented development.

Further information as detailed above relating to lighting is required before we can recommend discharge of this condition.

Recommendation

We are unable to recommend the discharge of condition 8 until the additional information outlined above has been provided.

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

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Senior 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.