



Date: 1 September 2026

Our ref: 21040

Sophie Moore
Horsham District Council
Parkside
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.

Application:	DISC/26/0253
Location:	Chanctonbury Nurseries Rectory Lane Ashington Pulborough
Proposal:	"Application for Approval of Details Reserved by Condition 17 (Lighting Design - Biodiversity) to approved application DC/24/1081 (Variation of condition 1 of previously approved application reference 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.

Condition

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 Supporting Statement (Elivia Homes, July 2026), Lighting Parameters Plan (DFL, June 2026), Design Summary Report (DFL, June 2026) 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 do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

Hayley Dean 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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.