



Date: 24 March 2026

Our ref: 15138

Kate Turner
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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/26/0062

**Location: Land At 514777 135669 Marches Road Warnham West Sussex
RH12 3SL**

**Proposal: Approval of details reserved by condition 2, 3, 4, 5, 7, 8, 9 to approved
application DC/25/0982.**

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

Summary

Condition 4: Recommend discharge after confirmation of bat and bird boxes

Regulatory Condition: *Within three months of the date of this decision, a Biodiversity Compensation and Enhancement Strategy (for protected and Priority species and habitats) shall be submitted to the Local Planning Authority for its approval in writing. The Biodiversity Compensation and Enhancement Strategy shall include the following:*

- *Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- *detailed designs or product descriptions to achieve stated objectives;*
- *identification and numbers of native species to be planted;*
- *locations, orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);*

- *persons responsible for implementing the compensation and enhancement measures; and details of initial aftercare and long-term maintenance (where relevant).*

The strategy shall be implemented within 3 months of such approval being given and shall be carried out in strict accordance with the agreed details. The strategy and related measures shall be retained in that manner thereafter.

Reason: To compensate and enhance native hedgerow and woodland and protected, Priority and threatened species & habitats and allow the LPA to discharge its duties under the NPPF (December 2024) and s40 of the NERC Act 2006 (as amended).

Condition 5: Recommend discharge

Regulatory Condition: *Within three months of the date of this decision, a lighting design scheme for biodiversity shall be submitted to the Local Planning Authority for its approval in writing. 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. No further external lighting shall be installed without the prior written consent of the Local Planning Authority by way of a formal application.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Condition 9: Recommend discharge

Regulatory Condition: Within three months of the date of this decision, full details of all hard and soft landscaping works shall have been submitted to the Local Planning Authority for its approval in writing. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained and removed.
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Proposed and existing functional services above and below ground such as drainage, power, communications cables and pipelines - including drainage ditch levels and location relative to existing trees.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the scheme. 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 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, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Comments

Condition 4

We have reviewed the Ecological Enhancement Strategy Plan (Bradford Smith, February 2026), which has been submitted in order to discharge Condition 4.

We are generally satisfied that the submitted information includes the detail required by this condition.

However, please note:

- a) the bat box mounted on a pole should be at least 4m above the ground, not 1.8m - 3.0m as indicated on the plan. This is to protect bats from predators and to ensure easy flight access.
- b) The bird boxes should be mounted on trees at 2 to 4 meters above the ground to protect them from predators and facing north to south-east to avoid strong sunlight and wet winds.

Please confirm these details to the LPA.

Condition 5

We have reviewed the Outdoor Lighting Report (SHD Outdoor Lighting Company, February 2026) and Ecological Enhancement Strategy Plan (Bradford Smith, February 2026), which have been submitted in order to discharge Condition 5.

We are satisfied that the submitted information includes the detail required by this condition.

Condition 9

We have reviewed the Ecological Enhancement Strategy Plan (Bradford Smith, February 2026), which has been submitted in order to discharge Condition 9.

We are satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

Recommendation

Subject to confirmation of bat and bird box details to the LPA, we recommend discharge of Condition 4.

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 5 and 9.

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

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.