Place Services
Essex County Council
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Date: 10 September 2025 Our ref: 07651

Kate Turner
Horsham District Council
Parkside
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RH12 1RL

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/25/0226
Location: Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA
Proposal: Application for Approval of Details Reserved by Conditions 3,5,6,7 and 10 to approved application DC/24/0256

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions relating to ecology.

Conditions
Condition 6: Further information required from an ecological perspective

"Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied 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:

a) *Details of all existing trees and planting to be removed and retained*
b) *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*

c) *Details of all hard surfacing materials and finishes*
d) *Details of all boundary treatments including new hedgerow to western boundary of entrance*
e) *Details of all external lighting*

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, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 7: Recommend discharge

"Pre-Occupation Condition: No development shall commence 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: 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).

Comments
Condition 6
We have reviewed Condition 6 – Hard and Soft Landscaping Drawing No. Con. 6 (Manorwood, July 2025) which has been submitted in order to discharge Condition 6.

We are not satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

This is because we support the comments of the Landscape Architect which require
a) that the native hedging should be distinguished from the existing hedging on the plans;
b) that the works for the removal of the existing leylandii hedge are specified;
c) that quantities are provided in the plant schedule and
d) that plant stock must be locally sourced in accordance with Woodland Trust guidance.

The use of appropriate plant stock is particularly important as Barbastelle bats may use this site for foraging and commuting. The site lies within the Key Conservation Area for The Mens Special Area of Conservation (SAC) and the Wider Conservation Area for Ebernoe Common SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol), for which the qualifying features are Barbastelle bat."

Condition 7
We have reviewed the External Lighting Statement Drawing No. Con 7 (Manorwood, July 2025) which has been submitted in order to discharge Condition 7.

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

Recommendation
From an ecological perspective, we are unable to recommend the discharge of Condition 6 until the additional information outlined above has been provided.

Subject to implementation in full of the submitted details, we recommend discharge of Condition 7.

Please contact us with any queries.

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

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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.