



Date: 1st May 2026

Our ref: 16203

Sophie Moore
Horsham District Council
Parkside,
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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/26/0061
Location: Old Clayton Boarding Kennels Storrington Road Washington
Pulborough West Sussex RH20 4AG
Proposal: Approval of details reserved by condition(s) 18, 19, 24 and 27 to
approved application DC/23/0701.

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

Summary

Condition 18: Further information required

Pre-Commencement (Slab Level) Condition: No development above ground level shall take place until a scheme of soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting

of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the countryside and built form of the surroundings within the setting of the South Downs National Park, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Condition 27: Further information required

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) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Comments

Condition 18

We have reviewed the Highwood Landscaping Response (March 2026) and Landscape General Arrangement Plan Drawing Number DD393L01 (Deacon Design, September 2021), which have been submitted in order to discharge Condition 18.

We are not satisfied that the submitted information includes the detail required by this condition.

We can only comment on landscaping matters from an ecological perspective to ensure the species mix is appropriate. However, we are unable to access the link to the Soft Landscaping Plans Including Specifications in the Highwood Landscaping Response (March 2026). We therefore request the submission of details of plant specifications, schedules of plants and maintenance measures.

Condition 27

We have reviewed the External Electrical Layout Drawing Number 2166-HCL-ZZ-XX-DR-E-6000/01(Sheets 1 and 2) CO2 (Harniss, February 2026) which have been submitted in order to discharge Condition 27.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the External Electrical Layout Drawing Number 2166-HCL-ZZ-XX-DR-E-6000/01(Sheets 1 and 2) CO2 (Harniss, February 2026) do not identify features on site that are sensitive for bats and that are likely to cause disturbance along important routes used for foraging. Therefore, the plans do not demonstrate that areas to be lit will not disturb or prevent bats using their territory.

Recommendation

We are unable to recommend the discharge of conditions 18 and 27 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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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.