23 December 2025 Our Ref: 11746

Shazia Penne
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/25/0357**
Location: **Hope Farm The Haven Billingshurst West Sussex RH14 9BN**
Proposal: **Application for Approval of Details Reserved by Conditions 5 and 6 to approved application DC/23/0677.**

Dear Shazia,

Thank you for consulting Place Services on the above discharge of condition application.

Conditions

Condition 5: Recommend discharge

Pre-occupation Condition*: No dwelling hereby permitted shall be first occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report Rev 2 (Urban Edge Environmental Consulting Ltd, July 2023), shall be submitted to and approved in writing by the local planning authority.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Condition 6: Recommend discharge

Pre-occupation Condition*: No dwelling hereby permitted shall 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, 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 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.

Comments

Condition 5

We have reviewed the Details 19 – Habitat Features Drawing No. 22130-T-518 (Marian Boswall Landscape Architects, May 2024), Details 18 – Habitat Features Drawing No. 22130-T-517 (Marian Boswall Landscape Architects, May 2024), Details 13 – Water Features Drawing No. 22130-T-512 Revision A (Marian Boswall Landscape Architects, May 2024), EEP Plant List Drawing No. 067 Revision A (Marian Boswall Landscape Architects, July 2025) and Ecological Enhancements Plan Drawing No. 066 Revision A (Marian Boswall Landscape Architects, July 2025), 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 6

We have reviewed the Lighting Letter (Marian Boswall Landscape Architects, August 2025), Lighting Plan Drawing No. 069 Revision A Marian Boswall Landscape Architects, August 2025), Phase 1 Lighting Analysis (Roberts & Treguer, September 2025) and Bat Flightline and Dark Corridor Plans for Lighting Design Proposals (Collington Winter Environmental, June 2025) which have been submitted in order to discharge Condition 6.

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 Conditions 5 and 6.

Please contact us with any queries.

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council

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.