



Date: 23 July 2026

Our ref: 19497

Halima Chowdhury
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/26/0201
Location:	High Beech Farm Hammerpond Road Plummers Plain West Sussex
Proposal:	Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/26/0466

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

Condition

Condition 4: **Recommend discharge**

A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*

- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

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 paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Condition 5: Further Information Required

Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along*
- b) important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

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 2006 (as amended)

Comments

We have reviewed the submitted information, which with regard to the above condition relates only to the Biodiversity Enhancement Plan (Windrush Ecology, June 2026).

Regarding Condition 4, we are satisfied the submitted Biodiversity Enhancement Plan (Windrush Ecology, June 2026) includes all of the relevant information required by this condition and we are satisfied that the submitted information includes the detail required by this condition.

Regarding Condition 5, no information relating to lighting has been provided in any format and as such there is no information for us to review. With this, we are not satisfied that the submitted information includes the detail required by this condition. Details relating to external artificial lighting, as detailed within the condition wording are required before we can recommend discharge of this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 4.

We are unable to recommend the discharge of condition 5 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.

Yours sincerely,

Choose an item.

Choose an item.

Choose an item.

Place Services at Essex County Council

Email: PlaceServicesEcology@essex.gov.uk



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.