Place Services
Essex County Council
County Hall, Chelmsford
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www.placeservices.co.uk

Date: 29 October 2026
Our ref: 23296

Jason Hawkes
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: 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.

Application: DISC/26/0335
Location: Sports Hub Mowbray Land North of Horsham Horsham West Sussex
Proposal: Approval of details reserved by condition 45 to approved application DC/16/1677

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

Condition
Condition 45: **Recommend discharge**

The Sports Hub (including playing pitches) shall not be brought into use until details of a scheme of monitoring and management to ensure lighting serving the same does not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat, has been submitted to and approved, in writing, by the Local Planning Authority. The measures shall include;

a) a programme of monitoring and reporting within the first year following the commencement of the use of the Sports Hub to establish whether the measures implemented pursuant to condition 63 below, are effective and to be carried out by a suitably qualified lighting engineer and ecologist and;
b) full details of any additional measures necessary to obtain lighting levels do not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat and ensure that light spill onto the surrounding mature trees is no greater than 1 lux or higher than the existing baseline light levels.

Thereafter the Sports Hub area (including playing pitches) shall be operated in accordance with the approved details and any additional mitigation measures implemented as approved.

Reason: As this matter is fundamental to safeguard and enhance the ecology and biodiversity of the area in accordance with Policy SD6 and Policy 31 of the Horsham District Planning Framework (2015), the Wildlife and Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 (as amended), [redacted], NERC Act 2006 and the NPPF and in the interests of the character and appearance of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Comments
We have reviewed the Scheme of Lighting Monitoring and Management (David Jarvis Associates, June 2026) which has been submitted in order to discharge Condition 45.

We are generally satisfied that the submitted information includes the detail required by this Condition. However, the document should clearly indicate that the results of the monitoring programme will be submitted to the LPA for review and to be held on file. We recommend this is included as a minor update.

Recommendation
Subject to implementation in full of the submitted details and our above recommended minor update, we recommend discharge of Condition 45.

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

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.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.