



Date: 19 June 2026

Our ref: 18091

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
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.

Application: DISC/26/0156

Location: Tanners Farm Mayes Lane Warnham West Sussex RH12 3SG

Proposal: Application for Approval of Details Reserved by Conditions 7 and 8 to approved application DC/25/1833.

Thank you for consulting Place Services on the above Discharge of Condition application.

Summary

Condition 7: Recommend discharge

"Pre-Occupation Condition: Prior to occupation, a "lighting design strategy for biodiversity" as recommended in the Bat Emergence Survey report ((ProHort, June 2025) and 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 important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate and technical specifications) 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 Local Planning Authority 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).

Condition 8: Recommend discharge from an ecological perspective

"Pre-Occupation Condition: *Prior to the first occupation of any part of the development hereby permitted, 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:*

- *Details of all existing trees and planting to be retained and removed.*
- *Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names*
- *Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels*
- *Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials*

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 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)

Comments

Condition 7

We have reviewed the Master Value LED spot MV (submitted May 2026), Datasheet EAPIR1BK Polycarbonate single wall light (Knightsbridge, submitted May 2026) and Lighting Strategy (ProHort, April 2026) which have been submitted in order to discharge Condition 7.

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

Condition 8

We have reviewed the Condition 8 Surfaces / Planting / Boundaries P-Land Rev A (May 2026) which has been submitted in order to discharge Condition 8.

We are satisfied that the submitted information includes the detail required by this condition from an ecological perspective.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 7 and Condition 8 from an ecological perspective.

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

Hayley Dean MCIEEM MSc BSc (Hons)

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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.*