



Date: 24 August 2026

Our ref: 20763

Marie Riggs
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/26/0241
Location: Roosthole Hammerpond Road Mannings Heath West Sussex RH13 6PG
Proposal: Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/26/0438

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

Summary

Condition 3: Further information required

"Pre-Commencement Condition: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

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 conserve protected species and 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 s17 Crime & Disorder Act 1998.

Condition 4: Recommend discharge

“Pre-Commencement (Slab Level) Condition: No development above ground floor slab level 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 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).

Condition 5: Recommend discharge

“Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, February 2023), has been 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: 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).

Comments

Condition 3

We have reviewed the Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2026) which has been submitted in order to discharge Condition 3.

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

We note that the Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2026) has been submitted following our response dated 23rd December 2025 which requests updated information on bats. This is because the Bat Activity Assessment Report – Emergence and Re-entry Surveys (Fellgrove Ltd., September 2023) submitted prior to determination was out of date to support the application.

The Bat Activity Assessment Report – Emergence and Re-entry Surveys (Fellgrove Ltd., September 2023) confirmed roosting Brown Long-eared bats in Building B1 with multiple emergences and returns to roost and therefore considered that a bat licence would be required to allow the works to continue legally. Our response dated 23rd December 2025 confirms the requirement for a bat licence stating: *‘We note that the Bat Activity Assessment Report – Emergence and Re-entry Surveys (Fellgrove, September 2023) confirms the presence of roosting bats in Building B1 and therefore a mitigation licence for bats will be required.’*

It appears that the updated information for bats was not submitted prior to determination of the application as required, but the decision notice lists a condition for a bat licence as a requirement of the planning permission.

We therefore request justification as to why a bat licence is not required and confirmation that a wildlife crime has not been committed. We highlight that a Variation of Condition would be required to amend Condition 3 if a bat licence is not required.

Condition 4: Recommend discharge

We have reviewed the Lighting Strategy (DFL-UK, June 2026), Horizontal Illuminance (lux) Revision P01 Project No. 4723-DFL-ELG-XX-LD-EO-13001 (DFL-UK, June 2026) and Illuminance (DFL-UK, June 2026) which have been submitted in order to discharge Condition 4

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

Condition 5: Recommend discharge

We have reviewed the Biodiversity Enhancement Strategy (The Ecology Co-op, June 2026) which has been submitted in order to discharge Condition 5.

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

Recommendation

We are unable to recommend the discharge of condition 3 until the additional information outlined above has been provided.

Subject to implementation in full of the submitted details, we recommend discharge of Conditions 4 and 5.

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

Hayley Dean MCIEEM MSc BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council

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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.

AI may have been used in the preparation of this response, but its 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.