



Date: 24 February 2026

Our ref: 14059

Hannah Darley
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/26/0019

Location: Rickfield Farm Brighton Road Mannings Heath West Sussex RH13 6HY

Proposal: Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved application DC/25/1321.

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

Summary

Condition 4: Recommend discharge from an ecological perspective

Pre-Commencement Condition: No development, including works of demolition, shall commence until a plan detailing all landscaping and planting to be retained on the site has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained 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.

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).

Condition 5: Further information required

Pre-Commencement Condition: No development, including any works of demolition, shall take place until either one of the following has been submitted to and approved in writing by the Local Planning Authority:

- a) A Natural England license pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended), or*
- b) 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 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 6: Recommend discharge

Pre-Commencement (External Lighting) Condition: No external lighting shall be installed 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, 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. No further external lighting shall 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).

Comments

Condition 4

We have reviewed the Condition 4 Covering Letter (submitted January 2026), which has been submitted in order to discharge Condition 4. We note that this refers to the Tree Survey Plan and Schedule Drawing TSP1.0 (Barry Holdsworth Ltd., March 2025), including the Tree Survey Plan.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Condition 5

We have reviewed the Condition 5 Covering Letter (submitted January 2026), which has been submitted in order to discharge Condition 5. We note that this states that the application for a Natural England bat mitigation licence is currently in progress.

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

This is because the condition requires the submission of the bat mitigation licence pre-commencement or a statement from Natural England to the effect that a licence is not required for the development.

Condition 6

We have reviewed the Condition 6 Covering Letter (submitted January 2026), which has been submitted in order to discharge Condition 6. We note that this includes the Lighting Design Strategy for Biodiversity (Abrehart Ecology Ltd., January 2026).

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 4 and 6.

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.

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant

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.