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Our ref: 15190  
Date: 27 March 2026

By email only: Planning Department, [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

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*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.*

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**Application:** DISC/26/0073  
**Location:** Rose View Park Hill Farm Lane Codmore Hill West Sussex  
**Proposal:** Approval of details reserved by condition(s) 3, 4, 6, 9 and BNG to approved application DC/25/0318.

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.

### **Conditions**

#### **Condition 4: Further Information Required**

*Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- (a) Purpose and conservation objectives for the proposed enhancement measures;*
- (b) Detailed designs to achieve stated objectives;*
- (c) Locations of proposed enhancement measures by appropriate maps and plans;*
- (d) Persons responsible for implementing the enhancement measures;*

*(e) Details of initial aftercare and long-term maintenance (where relevant).*

*The works shall be implemented in accordance with the approved details and 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species)

#### Condition 9: **Further Information Required**

*Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity has been 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)

#### **Comments**

We have reviewed the Biodiversity Enhancement and Lighting Strategy (Sylvatica Ecology Ltd, January 2026) which has been submitted in order to discharge Conditions 4 and 9.

The above referenced document details what is proposed to be provided and how they will be installed with regard to biodiversity enhancements, such as bat and bird boxes.

However, the document has not included a location plan, nor has it addressed points d and e of the condition text. As such we are not satisfied that the submitted information includes the detail required by condition 4.

Additionally, the Biodiversity Enhancement and Lighting Strategy (Sylvatica Ecology Ltd, January 2026) has indicated an appropriate area which will be maintained as a dark corridor post construction. However, no details of what lighting is proposed to be installed and the lighting locations has been provided, which is required to ensure the dark corridor is feasible. As such we are not satisfied that the submitted information includes the detail required by condition 9.

### **Recommendation**

We are unable to recommend the discharge of conditions 4 and 9 until the additional information outlined above has been provided.

Please 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



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.*