



Date: 10 June 2026

Our ref: 17908

Kate Turner
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.

Application: DISC/26/0148
Location: Rascalls Farm Shipley Road Southwater Horsham West Sussex
RH13 9BG
Proposal: Application for Approval of Details Reserved by Condition 13 and 14 to
approved application DC/21/2126.

Thank you for consulting Place Services on the above Discharge of Condition application. We can only comment on conditions related to ecology. We note this relates to Appeal Ref: APP/Z3825/W/20/3257700 dated 2nd August 2021 for outline planning permission reference DC/20/0695.

Summary

Condition 14: Recommend discharge

No development above ground floor slab level of any part of the development hereby permitted shall take place 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, Isolux 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 other

external lighting or floodlighting shall be installed without prior consent from the local planning authority.

Comments

We have reviewed the Biodiversity Lighting Scheme (ACD Environmental, April 2026), which has been submitted in order to discharge Condition 14.

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 Condition 14.

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.