Place Services
Essex County Council
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www.placeservices.co.uk

Date: 13 November 2026 Our ref: 23868

Sophie Moore
Horsham District Council
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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/26/0346**
Location: **Denver Storage Okehurst Lane Billingshurst West Sussex RH14 9HR**
Proposal: **Approval of details reserved by condition 8 (Bat licencing) to approved application DC/26/1292 (Removal of Conditions 11, 19, 20, 21, 27, 38, 39 of previously approved application DC/22/1458)**

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

Summary

Condition 8: Recommend discharge

***"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: To conserve protected species and 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 s17 Crime & Disorder Act 1998 in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the email from SM-NE-Earned Recognition.Bat (NE), Subject: Authorised Site Registration Form – Bat ER Site Registration: ERSR-86454-Denver dated 15th December 2025 which has been submitted in order to discharge Condition 8. The email confirms that the works fall within the remit of 'WML-CL47 Bat Earned Recognition Class Licence', that the three licensing tests have been met and that the Authorised Site Registration Form is valid from 16/12/2025 until 15/12/2027.

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 8.

Conditions 19 and 20 of previously approved application DC/22/1458

In Natural England's view the package of ecological resilience measures and proposed licence amendments provides certainty that development in the Sussex North Water Supply Zone (SNWSZ) will not have a likely significant effect on the Arun Valley sites in line with the Habitats Regulations. The long-term solution set out by Natural England and the assessment confirming that development in the SNWSZ will not have a likely significant effect on the Arun Valley Sites means that Natural England has decided to withdraw its September 2021 Position Statement.

Therefore, we support the removal of Conditions 19 and 20 because they are no longer necessary.

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

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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.