4th April 2025

Halima Chowdhury
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

Thank you for requesting advice on this application 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: **DC/25/0294**
Location: **Sailtops Cox Green Rudgwick West Sussex RH12 3DE**
Proposal: **Variation of condition 4 of previously approved application reference DC/24/0462 (Demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas, car parking and turning, together with hard and soft landscaping and new access) to alter the wording in regards to the bat mitigation class licence.**

Dear Halima

Thank you for consulting Place Services on the above variation of condition application.

a) No ecological harm/No objection	Yes
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes
f) Subject to Natural England's formal comments on the conclusion of the Bat Appropriate Assessment	Yes
g) Discharge of condition	

Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy unless they can demonstrate water neutrality.

Summary
We have reviewed the Request to Amend Wording of Condition 4 (The Ecology Co-op, February 2025), which confirms that the site will be registered under a Bat Mitigation Class Licence as there are two Common Pipistrelle bat day roosts present within the garage.

We recommend that the condition wording is amended to the following with the trigger as 'Prior to commencement of any works which will impact the breeding / resting place of bats', as recommended in our response dated 23rd May 2024:

1. **PRIOR TO COMMENCEMENT OF ANY WORKS WHICH WILL IMPACT THE BREEDING / RESTING PLACE OF BATS: SUBMISSION OF A COPY OF EPS MITGATION LICENCE OR EVIDENCE OF SITE REGISTRATION UNDER A BAT MITIGATION CLASS LICENCE FOR BATS**
   "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."*

We also highlight that the site lies 9.7km northeast of The Mens Special Area of Conservation (SAC) (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol) and therefore falls within the 12 km Wider Conservation Area for the SAC. We believe there will be no Adverse Effect on Integrity of the bat SAC and advise the LPA to prepare a project level HRA Appropriate Assessment to record its decision and consult Natural England on the conclusion.

We highlight that any remaining undischarged conditions relating to ecology for this consented development should be retained.

Please contact us with any queries.

Yours sincerely

Sue Hooton CEnv MCIEEM BSc (Hons)
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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.