

DC/25/1321

RICKFIELD FARM, BRIGHTON ROAD, RH13 6HY

DISCHARGE OF CONDITION

5

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).

Regulatory Condition:

The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Bat Survey report (Sylvatica Ecology Ltd., August 2025) and the Preliminary Ecological Appraisal (Ecology & Habitat Management Ltd., August 2025).

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).

PROPOSAL

Condition 5 requires the submission and approval of either a Natural England licence pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended), or written confirmation from Natural England that a licence is not required, prior to commencement of development.

The owners have employed the services of The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey, KT22 8JB to apply for the NE low impact licence and to oversee the mitigation and enhancement measures as set out in the Sylvatica bat survey report referenced in the condition. Following the detailed bat surveys that you have already seen, our appointed ecologist has confirmed that the site qualifies for works to proceed under the Low Impact Class Licence (LICL) scheme administered by Natural England. As you may be aware, this route differs from a standard European Protected Species licence in that Natural England does not issue an individual licence document. Instead, the works are carried out under a registered ecologist's class licence, supported by a Bat Mitigation Declaration.

The application process with Natural England is now complete and the licence is issued.

Natural England wrote an email (attached) to Alexia Tamblyn at The Ecology Partnership relating to their site ref 13122A and stated that they are satisfied that the works fall within the remit of WML-CL21 and that the three tests have been met.