Horsham District Council

Emma Challenger
Head of Strategic Land
Elivia Homes Eastern
BY EMAIL ONLY

Our ref: DC/24/1763
Your ref:

Date 05/08/2025

Dear Emma Challenger,

Full planning application for the development of 30 no. residential units including appearance, landscaping, layout, scale and access with associated open space, earthworks, drainage and all other associated infrastructure.

Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, West Sussex

I refer to our email exchange on the wording of Condition no. 4 of the decision notice granting planning permission of application DC/24/1763, as set out below. The wording in question is highlighted yellow.

4 Pre-commencement Condition : Any works which will impact the breeding / resting place of Hazel Dormouse 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) authorising the specified activity/development to go ahead; 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.

As advised, the inclusion of the word 'bats' into condition no. 4 is clearly in error when the recommended condition is read in the context of the full commentary from the Council's Consultant Ecologist to the application (Place Services dated 11th March 2025), attached.

Therefore, the Local Planning Authority's agreed position is to effectively omit (strike through) the reference to 'bats', for condition discharge and enforcement purposes.

Copy of this letter will be placed on the public planning file for record.

Yours sincerely,

M. Porter

Matthew Porter
Senior Planning Officer
Horsham District Council