Horsham District Council

Miss Emily Comber
tor&co
23 Heddon Street
London
W1B 4BQ

Our ref:	DISC/25/0106
Your ref:	Sussexdown DISC 5
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	16th June 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 5 to approved application DC/24/0543 (protected species licence)

Sussexdown, Washington Road, Storrington, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

5. **Pre-Commencement Condition:** No relevant development which will impact bat roosts, shall 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) 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 and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 33 of the Horsham District Planning Framework and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Date of approval - 16th June 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule overleaf.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Natural England Licence Return Form		31.03.2025

Note to Applicant:
Officers note that the requirements of the condition refer to a 'licence issued by Natural England', but that a Bat Mitigation Class Licence Return WML-CL21 has instead been submitted. In order to address appropriate bat mitigations for this site, it was originally intended by the Council's Ecology Consultants that one of the following would be required:
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.
Unfortunately, in the drafting of the condition, requirement under (b) was omitted (Bat Mitigation Class Licence). However, the details submitted are considered acceptable under (b), and therefore, it is considered that the condition has been suitably satisfied.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control