



Date: 20 August 2026

Our ref: 20568

Halima Chowdhury
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only:

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/26/0233
Location:	Sailtops Cox Green Rudgwick West Sussex
Proposal:	"Application for Approval of Details Reserved by Condition 13 to approved application DC/25/0294"

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

Condition

Condition 13: Recommend discharge

Prior to commencement of any works which will impact the breeding / resting place of bats, including demolition, one of the following shall be submitted to and approved in writing by the Local Planning Authority:

a) A Bat Mitigation Class 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.

Comments

We have reviewed the submitted information which has been submitted in order to discharge Condition 13. The documents and email correspondence from Natural England are sufficient proof to indicate mitigation relating to bats is suitably covered by a suitable licence and the site has been registered by an individual registered to use a Bat Mitigation Class Licence.

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 13.

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

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)

Senior Ecological Consultant

Place Services at Essex County Council

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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.