Place Services
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Date: 3 April 2025 Our ref: 01875

Shazia Penne
Horsham District Council
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RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

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. 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: DISC/25/0042
Location: Okewood House The Haven Billingshurst West Sussex
Proposal: Approval of details reserved by condition 3 to approved application DC/22/0871

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

Conditions
Condition 3: **Further Information Required**

"Prior to commencement of any works which will impact the breeding/resting place of Bats - European protected species mitigation license 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) 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 LPA 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 documents, and we are not satisfied there is sufficient evidence to indicate bats will be suitably mitigated. Whilst we note the supplied email evidence states the site had been successfully registered for the work to be carried out under a bat earned recognition class licence (WML-CL47). The email states the registration was valid between 24th October 2022 and 31st May 2024, therefore, the site is currently not registered to use this license type. If the works have already been carried out, in line with this licence this needs to be clarified by the applicant's ecologist. If the works have not commenced, then further proof is required to ensure the site is still registered to use this licence type.

Recommendation

We are unable to recommend the discharge of condition 3 until the additional information outlined above has been provided.

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

Hayley Dean MCIEEM MSc BSc (Hons)
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.