



Date: 20 February 2026

Our ref: 13884

Matthew Porter
Horsham District Council
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RH12 1RL

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/26/0023

Location: Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

Proposal: Application for Approval of Details Reserved by Condition 6 (EPS licence for Hazel Dormice) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)

Thank you for consulting Place Services on the above Discharge of Condition application. This relates to Condition 6 under Appeal Decision APP/Z3825/W/21/3283823, decision date 18th January 2023.

Summary

Condition 6: Recommend discharge

The following approved works, within reserved matters applications pursuant to the outline planning application hereby permitted, to remove the scrub and hedgerow sections onsite shall not in any circumstances commence unless the local planning authority has been provided with either of the following in relation to that reserved matter:

a) a copy of EPS licence for Hazel Dormice issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Comments

We have reviewed the Natural England Mitigation Licence Reference 2025-72831-EPS-MIT issued and valid from 15th January 2026, expiry date 31st December 2033, License Bellway Homes, which has been submitted in order to discharge Condition 6. We note that the WML-A35a-E5a&b – Work Schedule for Hazel Dormouse Licence has also been submitted.

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 6.

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

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.