



Date: 29 September 2026
Our ref: 22216

Bethan Tinning
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: 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.

Application: DISC/26/0288
Location: Sweepers Saucelands Lane Shipley West Sussex
Proposal: Application for Approval of Details Reserved by Condition 3, 5, 6 and 7
 to approved application DC/25/1417

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

Condition

Condition 3: **Recommend discharge**

Pre-Commencement Condition: 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) 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 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.

Condition 7: **Recommend discharge**

A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and

b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge

its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Comments

Regarding Condition 3, we are satisfied enough evidence has been provided to demonstrate that the site has registered under an Earned Recognition Licence and works will be carried out appropriately under this licence. This satisfies Section B of the condition text “*evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence*”

Regarding Condition 7, we have reviewed the Biodiversity Enhancement Report (Lizard, July 2026) which has been submitted in order to discharge Condition 7. 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 3 and 7.

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



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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.