



Date: 27 May 2026

Our ref: 17391

Sophie Moore
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Parkside,
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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.

Application: DISC/26/0059

Location: Denver Storage Okehurst Lane Billingshurst West Sussex RH14 9HR

Proposal: Application for Approval of Details Reserved by Condition 3, 4, 5, 6, 7, 8, 9, 10, 11,12 to approved application DC/22/1458.

Thank you for re-consulting Place Services on the above Discharge of Condition application. We can only provide comments on conditions related to ecology.

Summary

Condition 8: Further Information Required

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 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 in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Condition 12: Recommend discharge

Pre-Commencement slab level Condition: Prior to any works above slab level, a Biodiversity Compensation and Enhancement Strategy for bespoke biodiversity enhancements, prepared by a suitably qualified ecologist in line with the recommendations of section 6 of the Ecological Impact Assessment (Lizard Landscape Design and Ecology, March 2022), and shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations, orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the compensation and enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Comments

Condition 8

We had previously commented on Condition 8, stating we were satisfied. However, we note there was an error in our comments, with it now coming to our attention that the WML-CL47 Bat Earned Recognition Class Licence valid from 19th March 2025 (Natural England), has now expired, as of December 2025.

We are no longer satisfied that the submitted information includes the detail required by this condition. We require updated evidence to be submitted which includes a valid licence as evidence, unless the works have been completed within the valid period, in which case we require evidence of this.

Condition 12

We have reviewed the Ecological Design Strategy Rev 01 (Lizard Landscape Design and Ecology, May 2026), which has been submitted in order to discharge Condition 12.

Recommendation

Subject to implementation in full of the submitted details, we now recommend discharge of Condition 12.

We are unable to recommend the discharge of condition 8 until the clarification 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)
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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.