27th February 2025
LLD3177

LIZARD
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Oaklands, Henfield Road, Small Dole, West Sussex
Letter Regarding Discharge of Condition 3

Having reviewed the planning conditions associated with planning permission ref: DC/24/1134, Condition 3 states:

'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 and Policy 31 of the Horsham Development Framework.'

I can confirm that we have been commissioned to submit the bat licence application, which shall be in place prior to demolition of the existing dwelling.

Natural England however will not issue a licence more than 3 months in advance of the start of works which impact a bat roost (e.g. demolition of the existing property) and as such it is not possible to have the licence in place pre-commencement of the new dwelling. Evidence of site registration under the Earned Recognition scheme shall be provided to the council prior to demolition of the existing dwelling to allow discharge of the above condition.

Yours sincerely,

Catherine O'Reilly MCIEEM
Principal Ecologist
Earned Recognition Consultant BER0232.