Place Services
Essex County Council
County Hall, Chelmsford
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www.placeservices.co.uk

Date: 26 October 2026
Our ref: 23236

Alice Johnson
Horsham District Council
Parkside
Horsham
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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/26/0321
Location: The Mucky Duck Tismans Common Rudgwick West Sussex
Proposal: Approval of details reserved by condition 6 to approved application DC/24/1855

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

Condition

Condition 6: **Recommend discharge**

Pre-commencement Condition: Prior to the commencement of any works which will impact the breeding/resting places of bats the local Planning Authority shall be 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) authorising 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 District Planning Framework (2015) and RNP17 of the Rudgwick Neighbourhood Plan (2021).

Comments

We have reviewed the submitted copy of the EPS Mitigation Licence for bats (2026-91228-EPS-MIT) which has been submitted in order to discharge Condition 6. We are satisfied this is sufficient evidence to demonstrate the works will be undertaken following an appropriate licenced methodology.

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.

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.