27th November 2024

Alice Johnson
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

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/24/0274**
Location: **Newfoundout Bungalow Reeds Lane Southwater West Sussex RH13 9DQ**
Proposal: **Application for Approval of Details Reserved by Condition 9 and 11 to approved application DC/20/0278**

Dear Alice,

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

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of condition 11	Yes

Conditions

Condition 11: Recommend discharge

Pre-Demolition Condition: No demolition of the existing bungalow and adjoining shed, identified as buildings B1 and B2 in the Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment Survey Plan (Arbtech, March 2020), shall take place unless and until 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 authorizing the specified activity/development to go ahead; or

b) a method statement supplied by an individual registered to use a Low Impact Class Licence for Bats; or

c) 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.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework (2015).

Comments

We have reviewed the email from Natural England dated 05/09/2024: BMCL Site Confirmation: RC234-10031A, Newfoundout Bungalow, RH13 9DQ which has been submitted in order to discharge Condition 11. The email cites Site Registration form (RC234-10031A) received on 30/08/2024 and confirms the works fall within the remit of class licence WML-CL21.

We are satisfied that the submitted information includes the detail required by this condition in relation to securing a bat mitigation licence.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 11.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
placeservicesecology@essex.gov.uk

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.