



Date: 24 September 2026
Our ref: 22235

Marie Riggs
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/26/0241
Location: Roosthole Hammerpond Road Mannings Heath West Sussex
Proposal: "Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/26/0438"

Thank you for re-consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology. Additionally, our previous comments addressed and recommended discharge of Condition 4 and 5, thus these will not be discussed further here.

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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and 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.

Comments

We have reviewed the submitted justification letter from The Ecology Co-op (9th September 2026), which outlines why the works no longer need to be carried out under a European Protected Species Mitigation Licence. We are satisfied the justification is appropriate. As stated within the document, due to the known presence of bats in other areas of the building which will be unimpacted, all works will need to be overseen by a suitably licenced ecologist, following a method statement.

We are now 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.

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.

