Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 2 July 2025 Our ref: 05689

Robert Hermitage
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: Planning Department, 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. 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/25/0178
Location: Morelands Barn Naldretts Lane Rudgwick West Sussex RH12 3BU
Proposal: Application for Approval of Details Reserved by Conditions 3 and 14 to approved application DC/21/2842

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

Conditions
Condition 14: **A non-material amendment is necessary**

"*Regulatory 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) 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.

Comments

Condition 14

We have reviewed the Natural England email dated 25th February 2025 confirming that the site has been registered under class licence WML-CL21, which has been submitted in order to discharge Condition 14.

We recommend that a non-material amendment of Condition should be submitted by the applicant as the Natural England Licence is for a Bat Mitigation Class Licence, not a full European Protected Species Mitigation Licence.

We will support the NMA and suggest the additional clause is added at *b):*
evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
and the existing clause b) becomes the new clause c). This the condition text we now recommend since additional types of bat licence are available.

Recommendation

We are unable to discharge Condition 14 until the condition has been amended to allow for submission of a Bat Mitigation Class Licence.

Please contact us with any queries.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
Email: 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.