

[REDACTED]

From: Claire Herlihy [REDACTED] m>
Sent: 30 March 2026 12:16
To: Paul Dackombe
Cc: [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294
Attachments: Appendix 7. Habitat Condition Assessment Sheets.xlsx; Appendix 8. Statutory Biodiversity Metric.xlsm; W6785_rep_High Beech Farm, Horsham_Barn_23-03-26.pdf

Hi Paul,

Please find attached our report for the Barn at High Beech Farm.

Kind regards,

Claire

Claire Herlihy MSc (hons)
Assistant Ecologist - Windrush Ecology Ltd.

Email: [REDACTED]

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From: Claire Herlihy [REDACTED]
Sent: 09 March 2026 15:12
To: Paul Dackombe [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Great, I'll map them toward the eastern area.

Thanks Paul

Kind regards,

Claire

Claire Herlihy MSc (hons)

Assistant Ecologist - Windrush Ecology Ltd.

Email: [REDACTED]

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From: Paul Dackombe [REDACTED]

Sent: 09 March 2026 15:06

To: Claire Herlihy [REDACTED]

Subject: Re: Pre-Application Advice - PE/25/0294

Hi Claire

Yes that's fine, the more on the eastern side the better. But yes that would work.

Thank you



Paul Dackombe

Director



Tel: 01293 881321



Email: [REDACTED]



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From: Claire Herlihy [REDACTED] >

Sent: Monday, March 9, 2026 3:02 pm

To: Paul Dackombe [REDACTED] >

Subject: Re: Pre-Application Advice - PE/25/0294

Yes, if you're happy to adjust the red line to exclude the line of trees that would be very helpful and would mean we wouldn't have to include them within the BNG assessment.

The newly planted trees can be very close up to the new eastern boundary then. Would that work for the power line restrictions?

Would either of these areas (indicated on the plan) work for tree planting?

Kind regards,

Claire

Claire Herlihy MSc (hons)

Assistant Ecologist - Windrush Ecology Ltd.

Email: [REDACTED]

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From: Paul Dackombe [REDACTED]

Sent: 09 March 2026 14:45

To: Claire Herlihy [REDACTED]

Subject: Re: Pre-Application Advice - PE/25/0294

Also, the neighbours spoke to me the other day and said that the tree line is there's and that they put the fence in front of them.

Would it help to exclude that existing line and treat our boundary as just grass?



Paul Dackombe

Director



Tel: 01293 881321

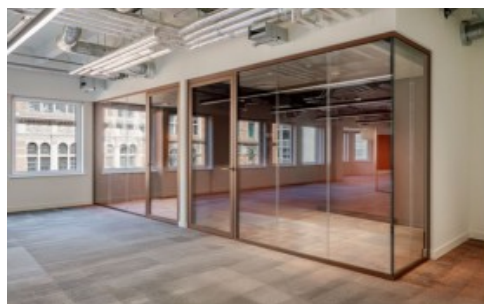


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From: Paul Dackombe [REDACTED]

Sent: Monday, March 9, 2026 2:43:12 PM

To: Claire Herlihy [REDACTED]

Subject: Re: Pre-Application Advice - PE/25/0294

Hi Claire

Oh ok, I can't plant them much more else as I have restricted covenants from planting near the power lines.

From: Claire Herlihy [REDACTED]

Sent: Monday, March 9, 2026 2:30 pm

To: Paul Dackombe [REDACTED]

[REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Hi Paul,

Great, I'll update the maps and metric to include the track.

The newly planted individual trees can be planted towards the eastern boundary as long as they aren't within the existing line of trees, otherwise they will count towards that feature.

Kind regards,

Claire

Claire Herlihy *MSc (hons)*

Assistant Ecologist - Windrush Ecology Ltd.

Email: [REDACTED]

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From: Paul Dackombe [REDACTED]

Sent: 09 March 2026 14:18

To: Claire Herlihy [REDACTED]

Subject: Re: Pre-Application Advice - PE/25/0294

Hi Claire

That all seems straight forward, can we include the track then as I think we can easily utilise the east boundary as you suggest to plant whatever is required along that line.

Thanks Paul



Paul Dackombe
Director



Tel: 01293 881321



Email: [REDACTED]



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From: Claire Herlihy [REDACTED]

Sent: Monday, March 9, 2026 1:27:44 PM

To: Paul Dackombe [REDACTED]

Subject: Re: Pre-Application Advice - PE/25/0294

Hi Paul,

I hope you're well! I'm working on the report for the Barn and have a few questions.

With the new red line and plans that you sent over it is possible to achieve Biodiversity Net Gain within the site.

For habitats this will require the planting of 7 small, native trees within the existing grassland.

For hedgerows there is a line of trees along the eastern boundary of the site which will require compensation.

There are a few options here:

- Currently the condition of the line of trees is 'poor'. This could be enhanced to 'moderate' through the planting of new trees within the line of trees to close up any gaps.
- Alternatively, new hedgerow could be planted within the site:
 - Either approximately 5m of native hedgerow
 - Or 15m of non-native ornamental hedgerow.

This calculation doesn't include a track to the barn as it was not within the new plans. It's likely that with the inclusion of a gravel track the plans would require more tree planting to meet BNG requirements - approximately 12 trees.

Kind regards,

Claire

Claire Herlihy MSc (hons)

Assistant Ecologist - Windrush Ecology Ltd.

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From: Paul Dackombe [REDACTED]

Sent: 06 March 2026 07:47

To: Ted Bodsworth [REDACTED]

Cc: Claire Herlihy [REDACTED]

Subject: Re: Pre-Application Advice - PE/25/0294

Thank you



Paul Dackombe

Director



Tel: 01293 881321



Email: [REDACTED]



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From: Ted Bodsworth [REDACTED]
Sent: Thursday, March 5, 2026 4:25:59 PM
To: Paul Dackombe [REDACTED]
[REDACTED]
Cc: Claire Herlihy [REDACTED]
Subject: RE: Pre-Application Advice - PE/25/0294

Hi Paul,

We have your surveys booked in for the following dates:

- 28th May
- 24th June
- 15th July

Regards,

Ted

Edward Bodsworth MA (Cantab) PhD MCIEEM
Director

Telephone: [REDACTED]
[REDACTED]



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From: Paul Dackombe [REDACTED]
Sent: 05 March 2026 14:34
To: Reuben Hayden [REDACTED]
Cc: Claire Herlihy [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Hi Guys

Thanks for the quote, had time to digest this quote and would like to proceed please if you can book this in.

Thank you



Paul Dackombe
Director



Tel: 01293 881321



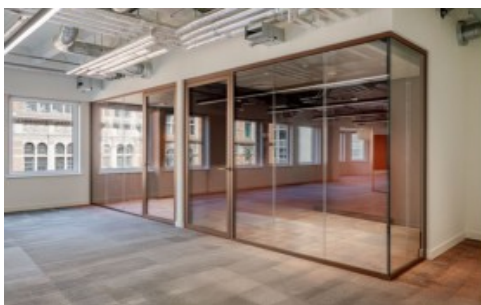
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From: Reuben Hayden [REDACTED]
Sent: Thursday, March 5, 2026 10:04:06 AM
To: Paul Dackombe [REDACTED]
Cc: Claire Herlihy [REDACTED]
Subject: RE: Pre-Application Advice - PE/25/0294

Hi Paul,

Please find our quote attached for the recommended Bat Emergence Surveys (BES) of the dwelling.

If you are happy with the quote, we can get some dates confirmed in the diary.

As we discussed on site, we would need access to sit around the dwelling at dusk and would stay for a maximum of 2 hours before leaving.

Kind Regards,

Reuben Hayden MSc ACIEEM

Senior Ecologist - Windrush Ecology Ltd.

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From: Paul Dackombe [REDACTED]
Sent: 05 March 2026 09:41
To: Reuben Hayden [REDACTED]
<[REDACTED]>
Cc: Claire Herlihy [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

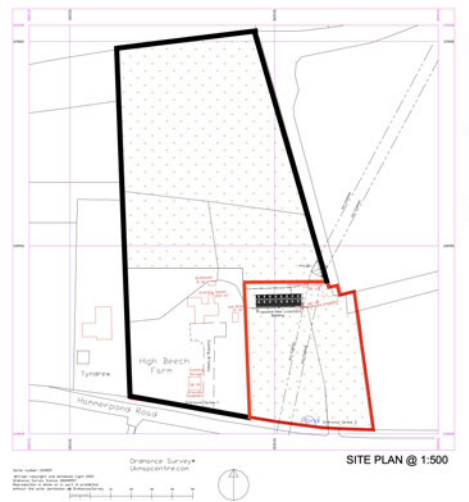
Hi Reuben

Thanks for your time yesterday, please see below the two separate areas.

Speak soon thanks Paul

[Report 1 for dwelling](#)

[Report 2 for Barn](#)



Paul Dackombe
Director



Tel: 01293 881321



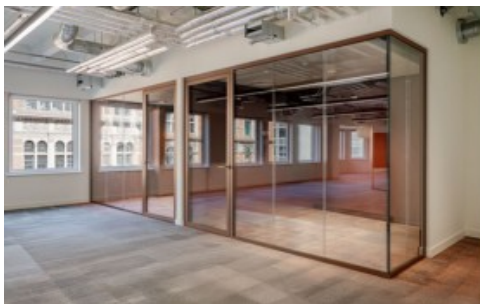
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From: Reuben Hayden [REDACTED]

Date: Thursday, 5 March 2026 at 09:29

To: Paul Dackombe [REDACTED]

Cc: Claire Herlihy [REDACTED]

Subject: RE: Pre-Application Advice - PE/25/0294

Hi Paul & Julian,

The survey today went well at High Beech Farm, so thank you helping with access. Please see below for a brief overview of our findings:

HABITATS & BNG:

- The habitats within the site include vegetated garden (modified grassland, scattered trees), modified grassland, scattered trees and developed land; sealed surface. The habitat of greatest value and importance is the trees.
 - Retention and protection of this habitat will be recommended.

- The alteration or loss of vegetated habitats is not predicted to result in a significant ecological impact to the site/locality, however, it is likely to result in a net loss of BNG.
- As we discussed, we will crack on with the report for the eastern barn application but will hold off on the bits for the dwelling application until the bat surveys are completed. We will let you know the outcome of the BNG assessment for the eastern barn once we have mapped the area.
 - I'm hoping with the planting of a few trees, we can achieve a 10% BNG.

BATS:

- No evidence of bats was found within the eastern barn, chicken coop and northern outbuilding and these buildings are assessed as having 'negligible' roosting potential for bats (Collins, 2023).
 - No further surveys are recommended.
- Evidence of bats in the form of droppings within the loft space were found within the dwelling and this building is assessed as having 'moderate-confirmed' roosting potential for bats.
 - Given this building is proposed to be demolished, we would recommend up to 3 bat emergence surveys between May-September to characterise the roost resource. I will draw up a quote for the further surveys and send it over soon.
- A single bat was found within the garage building and this building is assessed as having 'low-confirmed' roosting potential for bats.
 - As this building is proposed to be retained and unaffected by proposals, there are no recommendations.
- The majority of trees within the site are assessed as having 'none' bat roost potential, being of young to semi-mature age and lacking usable features. A number of mature trees are assessed as having 'PRF-I' bat roost potential. If these trees were to be removed they would need to be so sensitively (being section felled) with an ecologist present.
- Other than the scattered trees, the site is not considered a key resource for commuting/foraging bats within the local area.

BIRDS:

- A number of bird's nests were found in association to the eastern barn, garage and northern outbuilding.
 - Any works affecting areas of trees/woody vegetation/birds nests will need to be undertaken outside of the nesting period (March-August) or the lack of active nesting birds confirmed before works take place in these areas. We have confirmed that all bird's nests within the eastern barn are inactive as of yesterday so if these were to be removed within 48 hours this is acceptable.
- The areas of vegetated garden are not considered suitable for ground nesting birds.

AMPHIBIANS & REPTILES:

- Habitats including the brash piles are considered suitable for amphibians or reptiles. The grassland is not considered suitable for reptiles or amphibians, given it's short sward height.
- The site is found within an amber/red risk zone for GCN, however, the pond shown on OS maps to the south of the site does not exist. All other ponds are found further than 100m from the site and we think a GCN licence will not be required.
 - Precautionary measures will be recommended to avoid inadvertent impacts on amphibians or reptiles during the construction phase.

OTHER SPECIES:

- [REDACTED]
- It is likely hedgehogs are utilising the site for foraging and sheltering and precautionary measures will be recommended for any clearance of suitable habitats.

As we discussed, it would be amazing if you could provide two separate red line boundaries, one for the eastern barn application and one for the dwelling application. We can then provide two separate reports to cover each of the planning applications.

I hope this is helpful, please feel free to ask any questions or give me a call to discuss.

Kind Regards,

Reuben Hayden MSc ACIEEM
Senior Ecologist - Windrush Ecology Ltd.

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From: Paul Dackombe [REDACTED]
Sent: 02 March 2026 15:23
To: Ted Bodsworth [REDACTED]
Cc: [REDACTED] Claire Herlihy [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Hi Ted

That's fine, anytime I will be here all day



Paul Dackombe
Director



Tel: 01293 881321



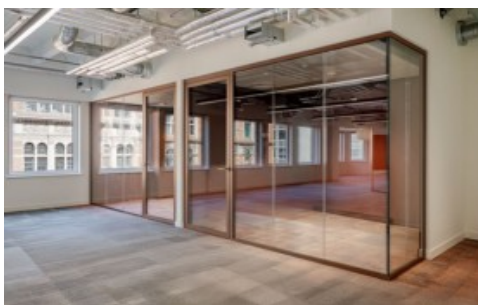
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From: Ted Bodsworth [REDACTED]
Sent: Monday, March 2, 2026 2:01:21 PM
To: Julian Castle [REDACTED] >
Cc: Paul Dackombe [REDACTED]

Subject: RE: Pre-Application Advice - PE/25/0294

Hi Julian and Paul,

Just to confirm the survey for Wednesday 4th March.

My colleagues Claire and Reuben will be undertaking the survey, and will need internal access to all of the buildings. Are there any timing or access arrangements that need to be made?

Regards,

Ted

Edward Bodsworth MA (Cantab) PhD MCIEEM

Director

Telephone: [REDACTED]

Email: [REDACTED]



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From: Julian Castle [REDACTED]
Sent: 13 February 2026 12:41
To: Ted Bodsworth [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Hello Ted,

High Beech farm - New Agricultural Barn

When you begin your assessment for the whole site could you produce an initial section related to the Old Stables (see attached plan-PL-01B)

Paul wishes to submit an initial submission to enable a new Livestock building being constructed in place of the exiting Old Stable.

The idea is to submit a second application at a later date for the House, Gym & New Garage (See second Plan-PL-02)

Regards,

Julian Castle RIBA
Agent

From: Ted Bodsworth [REDACTED]
Sent: Thursday, February 5, 2026 12:20 PM
To: Paul Dackombe [REDACTED]
Subject: RE: Pre-Application Advice - PE/25/0294

Hi Paul,

Thanks for the confirmation and the survey is in our diary for 4th March.

Regards,

Ted

Edward Bodsworth MA (Cantab) PhD MCIEEM
Director

Telephone: [REDACTED]
Email: [REDACTED]



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From: Paul Dackombe [REDACTED]
Sent: 05 February 2026 11:24
To: Julian Castle [REDACTED] >
Cc: Ted Bodsworth [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Hi Julina, Ted

Thanks for this and happy to proceed, let me know what's the next steps.

Just one question, i don't want this to get in the way of the barn re-instatement, so i am hoping to get approval and demo underway asap for the new agricultural barn.

Speak soon thanks Paul.



Paul Dackombe
Director



Tel: 01293 881321



Email: [REDACTED]



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From: Julian Castle [REDACTED]
Date: Thursday, 5 February 2026 at 10:18
To: Paul Dackombe [REDACTED]
Subject: Fw: Pre-Application Advice - PE/25/0294
Hello Paul,

Ecological Surveys and Planning Reports.

Attached, details of the above together below timescales for undertaking the works.

Ted Bodsworth has been working with me for many years with some notable site.
(The mistake was only a minor address detail)

Regards,

Julian Castle RIBA
Architect

From: Ted Bodsworth [REDACTED]
Sent: Thursday, February 5, 2026 9:36 AM
To: Julian Castle [REDACTED]
Subject: RE: Pre-Application Advice - PE/25/0294

Hi Julian,

Thanks for spotting my mistake. I attach an amended quotation.

There should be no timing restrictions for all of the elements in this quotation. However, if further bat surveys are required, these will need to be undertaken in the period May to August. If there is any botanical interest in the grassland, we may also need to re-survey the grassland in April/May as well.

Regards,

Ted

Edward Bodsworth MA (Cantab) PhD MCIEEM
Director

Telephone: [REDACTED]

Email: [REDACTED]



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From: Julian Castle [REDACTED]
Sent: 04 February 2026 15:34
To: Ted Bodsworth [REDACTED]
Subject: Re: Pre-Application Advice - PE/25/0294

Hello Ted,

My that was quick.....

You may wish to change the address within the first paragraph, following which I present to the Client.

Will there be certain timescales for undertaking the various surveys. I.e. some that may require earlier attention?

Regards,

Julian Castle RIBA
Chartered Architect
Mob: 07775-892229
For and on Behalf of Anchor Design Ltd



Winchester Office Unit 8 Four Dell Farm, Poles Lane, Otterbourne, Winchester, SO21 2DY | Call 01962 844488



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From: Ted Bodsworth [REDACTED]
Sent: Wednesday, February 4, 2026 3:25 PM
To: Julian Castle [REDACTED]
Subject: RE: Pre-Application Advice - PE/25/0294

Hi Julian

Thanks for getting in touch and please find a quotation attached.

Regards,

Ted

Edward Bodsworth MA (Cantab) PhD MCIEEM
Director

Telephone: [REDACTED]

Email: [REDACTED]



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From: Julian Castle [REDACTED]
Sent: 04 February 2026 13:46
To: Ted Bodsworth [REDACTED]
Subject: Fw: Pre-Application Advice - PE/25/0294

Hello Ted,

Ecology Reports- High Beech Farm, Horsham. RH13 6PE

Please find attached details of a 'Pre-App' relating to the above, have a read and if interested can you offer a proposal to undertake the work, or give me a call to discuss?

Regards,

Julian Castle RIBA
Chartered Architect
Mob: 07775-892229
For and on Behalf of Anchor Design Ltd



Winchester Office Unit 8 Four Dell Farm, Poles Lane, Otterbourne, Winchester, S021 2DY | Call 01962 844488



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From: planning@horsham.gov.uk <planning@horsham.gov.uk>

Sent: Wednesday, February 4, 2026 9:58 AM

To: Julian Castle [REDACTED]

Subject: Pre-Application Advice - PE/25/0294

Dear Sir/Madam

Please see the attached letter from Horsham District Council Re:PE/25/0294.

Regards

Halima Chowdhury
Horsham District Council Planning

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