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

Date: 10 July 2025 Our ref: 04348

Bethan Tinning
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

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*Thank you for requesting advice on this application 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.*

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**Application:** DC/25/0442
**Location:** Tanners Farm Mayes Lane Warnham West Sussex RH12 3SG
**Proposal:** Demolition of existing workshop building and erection of 1no. detached dwelling and associated works. (Application made in the alternative to Prior Approval ref: DC/23/0030).

Thank you for re-consulting Place Services on the above application.

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| **No ecological objection** | ☐ |
| **Recommend approval subject to attached conditions** | ☒ |
| **Further information required/Temporary holding objection** | ☐ |
| **Recommend Refusal** | ☐ |
| **Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment** | ☐ |

**Summary**

Further to our request for additional information on roosting bats, we have reviewed the Bat Emergence Survey report ((ProHort, June 2025) in addition to the previously submitted

Preliminary Ecological Appraisal report (ProHort, Feb 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures. Please note that comments on mandatory Biodiversity Net Gain are provided by Horsham District Council in-house.

We have been instructed to leave comments on Great Crested Newt, European Protected Species to the NatureSpace Partnership.

As no bats emerged from Building B1, we are confident that is no longer suitable to support a day roost for Common Pipistrelle. We are now satisfied that there is sufficient ecological information available to support determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Appraisal report (ProHort, Feb 2025) and the Bat Emergence Survey report ((ProHort, June 2025) should be secured by a condition of any consent and implemented in full.

This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

**Recommended conditions**

1. **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**
*"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal report (ProHort, Feb 2025) and Bat Emergence Survey report ((ProHort, June 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*

*This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during*

*construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."*

**Reason***:* To conserve protected and Priority 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), s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

**2. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY**

*"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal report (ProHort, Feb 2025), shall be submitted to and approved in writing by the local planning authority.*

*The content of the Biodiversity Enhancement Strategy shall include the following:*

*a) Purpose and conservation objectives for the proposed enhancement measures;*
*b) detailed designs or product descriptions to achieve stated objectives;*
*c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
*d) persons responsible for implementing the enhancement measures; and*
*e) details of initial aftercare and long-term maintenance (where relevant).*

*The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."*

**Reason**: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

**3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

"*Prior to occupation, a "lighting design strategy for biodiversity" as recommended in the Bat Emergence Survey report ((ProHort, June 2025) and in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:*

*a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
*b) show how and where external lighting will be installed (through provision of appropriate and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."*

**Reason**: To 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 s40 of the NERC Act 2006 (as amended).

Please do not hesitate to contact us if you have any queries in relation to this advice.

**Sue Hooton CEnv MCIEEM BSc (Hons)**
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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.*