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From: Admin (HEAL Planning) [REDACTED]
Sent: 17 June 2026 15:28
To: Planning <planning@horsham.gov.uk>
[REDACTED]
Subject: DC/26/0713 - Ashfolds Horsham Road Rusper West Sussex

Good Afternoon

We refer to the consultee comment from your ecology team below:

We are not satisfied that there is sufficient ecological information available for determination of this application and recommend that details of survey results, mitigation & enhancement measures are required to make this proposal acceptable. The reasons for this are outlined below:

European Protected Species – bats We note from the Preliminary Ecological Appraisal (Ecology & Habitat Management Ltd., June 2025) that the two-storey car barn/studio garage has moderate bat roost potential and we therefore agree that two Phase 2 bat emergence surveys are required between May and August. We also understand from the Preliminary Ecological Appraisal (Ecology & Habitat Management Ltd., June 2025) that several of the Field Maple trees on site have ivy on the trunks and therefore could contain Potential Roost Features (PRFs) for bats. It is unclear if any of these trees will be removed for the development, but if this is the case, we highlight that further investigation on the impact to roosting bats would be required. This is in accordance with Government Standing Advice and the 4th Ed. Bat Surveys for Professional Ecologists Bat Conservation Trust (Collins ed., 2023).

However this differs from the previous comments from the previous refused application (DC/25/1256) where there was no objection and conditions were suggested in respect of Bats – see below

Ecology Consultant: No Objection

The Bat Emergence Survey (Sylvatica Ecology Ltd., July 2025) confirmed no bat roosts in the buildings surveyed, and no trees are proposed for removal. However, several Field Maple trees on site have moderate bat roost potential, so if plans change to include tree removal, further surveys will be required. The Preliminary Ecological Appraisal (Ecology & Habitat Management Ltd., June 2025) recommends a Precautionary Method Statement for mobile protected species, such as Hedgehog, due to vegetation clearance. This should be secured by condition and implemented in full.

A Wildlife Friendly Lighting Strategy is also recommended to avoid impacts on foraging and commuting bats, with specific lighting measures to be secured by condition. Biodiversity enhancements for protected and Priority species are supported and should be detailed in a separate Biodiversity Enhancement Layout. With these mitigation and enhancement measures in place, the development is considered ecologically acceptable and will support the LPA's compliance with statutory biodiversity duties and delivery of Biodiversity Net Gain.

In this instance could we ask that the ecology team agree that this is dealt with by way of condition as they did previously?

We look forward to hearing from you.

Kind Regards

Admin Team

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