20 August 2024

Kate Turner
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

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.

Dear Kate,

Application: **DC/24/0193**
Location: **Springvale Fields Woodland Lane Colgate West Sussex RH13 6HU**
Proposal: **Replacement of the temporary dwelling with a permanent two storey rural workers dwelling and construction of an all weather equestrian sand school**

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

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	X
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	X
f) Discharge of condition	

Please note that following receipt of Natural England's position statement on developments in the Sussex North Water Supply Zone, decisions on planning applications should await the completion of a Sussex North water neutrality strategy unless they can demonstrate water neutrality.

Summary

We have reviewed the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., May 2024) and the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July 2024), relating to the likely impacts of development on protected & Priority species and habitats, and identification of proportionate mitigation.

We are satisfied that there is sufficient ecological information available for determination, as the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July 2024) confirmed that B1 had no presence of roosting bats.

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

The mitigation measures identified in the the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., May 2024) and the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species. On further consideration, we do not consider that a precautionary method statement should be secured as of any condition of any consent for reptiles and hedgehog, as the mitigation has already been included within the Preliminary Ecological Appraisal.

It is also highlighted that we have been instructed to leave comments on Great crested newt to the NatureSpace Partnership. We also do not provide comments on mandatory biodiversity net gain as these will be provided by Horsham District Council in-house.

We also support the proposed reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180d and 186d of the National Planning Policy Framework (December 2023). 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) and delivery of mandatory Biodiversity Net Gain.

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 and Preliminary Roost Assessment (Arbtech Consulting Ltd., May 2024) and the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July

2024) 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 and enhance 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 and 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**
"A Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist 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, orientations and heights 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 and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

Please contact us with any queries.

Yours sincerely

Hamish Jackson ACIEEM BSc (Hons)
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Place Services at Essex County Council
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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.