30 November 2023

Shazia Penne
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 Shazia

Application: DC/23/1704
Location: Pine Cottage Forest Road Colgate West Sussex RH12 4SZ
Proposal: Erection of open barn (Retrospective)

Thank you for consulting Place Services on the above retrospective application.

Temporary Holding Objection	
No ecological objections	
Recommended Approval subject to attached conditions	Yes
Recommended Discharge of condition	

Summary

We have reviewed the documents supplied by the applicant, but unfortunately there is an absence of ecological information included with the application to help assess the likely use of the site by bats (European Protected Species).

In the absence of ecological information included with the application, the potential use of the site by bats was not assessed before works commenced. The site appears to be bordered by a thick belt of trees on the east (Google Maps – Colgate), there are two records for Common Pipistrelle bat less than 30m to the south (Sussex Biodiversity Record Centre – accessed under licence) and a European Protected Species Licence was granted in 2016 for Brown Long-eared, Common Pipistrelle and Soprano Pipistrelle bats 330m to the south of the site (MAGIC Maps https://magic.defra.gov.uk/MagicMap.aspx). Therefore, it is possible that bats were present and

may have been affected by the development, although it appears from the Application Form that no trees were removed as part of this retrospective development.

However, we are satisfied that there is sufficient ecological information available for determination of this application. With appropriate biodiversity enhancement measures secured, including a wildlife sensitive lighting scheme, the development can be made acceptable.

We have no objections on ecological matters excluding Great Crested Newt. We have been instructed to leave comments on this European Protected Species to the the NatureSpace Partnership.

Given that bats were likely to be present and affected by the development, we recommend that reasonable biodiversity enhancement measures for protected and Priority species are secured by a condition of any consent.

Recommended condition

1. **WITHIN THREE MONTHS OF CONSENT: BIODIVERSITY ENHANCEMENT STRATEGY**
   "A Biodiversity Enhancement Strategy, prepared by a suitably qualified ecologist, for protected and Priority species, particularly bats and Great crested newts, 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;*
   d) *persons responsible for implementing the enhancement measures;*
   e) *details of initial aftercare and long-term maintenance (where relevant).*

   The works shall be implemented in accordance with the approved details prior to occupation and 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 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

2. **WITHIN THREE MONTHS OF CONSENT: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**
   "*A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

   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 (Priority habitats & species).

Please contact us with any queries.

Yours sincerely

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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.