28th February 2025

Alice Johnson
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.

Application: **DC/24/1019**
Location: **Storage Buildings, Stables & Barns Mannings Heath Golf and Wine Estate Hammerpond Road Mannings Heath Horsham RH13 6PG**
Proposal: **Construction of new roof to storage buildings.**

Dear Alice

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	Yes
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes
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.

Summary

We have reviewed the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 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 note from the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025) that the three buildings to be impacted by the works all have negligible bat roost potential: Buildings B1 (brick wall and steel structure), B5 (pole barn) and B6 (stables). We also note that Buildings B2 (small barn) and B4 (brick barn) have moderate bat roost potential, Building B3 (timber lean-to) has low bat roost potential and B7 (timber structure) has negligible bat roost potential, but we understand that these four buildings are being retained. We therefore agree that no further surveys for bats are required.

As the site contains suitable habitat to support reptiles (including rubble) and is connected to woodland to the south, we support the implementation of the Precautionary Method Statement for reptiles in Section 4.6 of the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025). This should be secured by a condition of any consent and implemented in full.

We are now satisfied that there is sufficient ecological information available to support determination of this application. However, please note we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the NatureSpace Partnership.

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 Roost Assessment – Bats (Temple Groupd Ltd., February 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 understand from the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025) that no additional lighting is proposed for this development. However, if the plans should change to include external lighting, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025) to avoid impacts from light disturbance. This should be secured by a condition of any consent and implemented in full.

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 Layout 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

Recommended conditions

1. **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**
   "All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles in Section 4.6 of the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025), which avoids impacts on protected species.

   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).

2. **PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT**
   "A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Roost Assessment – Bats (Temple Groupd Ltd., February 2025), shall be submitted to and approved in writing by the local planning authority.

   The content of the Biodiversity Enhancement Layout shall include the following:
   a) detailed designs or product descriptions for biodiversity enhancements; and
   b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

   The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

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

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc 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.