08 October 2024

Bethan Tinning
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 Bethan

Application: **DC/24/01114**
Location: **4 Tilletts Lane Warnham West Sussex RH12 3RD**
Proposal: **Outline Application for 1No. self build detached house with all matters reserved except access.**

Thank you for re-consulting Place Services on the above outline 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 Bat Survey Report (Arun Ecology, September 2024) and Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024), supplied by the applicant, relating to the likely impacts of development on protected & Priority species and habitats, and identification of proportionate mitigation. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council's in-house ecologist.

We note from the Bat Survey Report (Arun Ecology, September 2024) that no bats were observed emerging from or re-entering building B1 (garage) during the emergence survey in August 2024. We therefore agree that bats are likely absent from building B1. We also note from the Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024) that Building B2 (wooden shed) has negligible bat roost potential and the five trees within the site also have no potential to support roosting bats. We therefore agree that no further surveys are required for bats.

We support the Precautionary Method Statement for reptiles in Section 6.5.6 of the Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024). This is because there is suitable habitat for reptiles on site, including a brash pile, and common reptiles such as Slow Worm and Grass Snake may be present. This should be secured by a condition of any consent.

We are now satisfied that there is sufficient ecological information available for determination. We have no objections on ecological matters excluding 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 protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable.

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

The mitigation and enhancement measures identified in the Bat Survey Report (Arun Ecology, September 2024) and Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 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.

We also support the proposed reasonable biodiversity enhancements for protected and Priority species in Section 6.3.1 of the Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024), which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180[d] of the National Planning Policy Framework (December 2023). The enhancement measures should be outlined within a Biodiversity Enhancement Layout, which includes management options for habitats to achieve the stated objectives, and should be secured by a condition of any consent for discharge prior to slab level.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

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 and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (Arun Ecology, September 2024) and Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024), 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 6.5.6 of the Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024), 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) and Policy 31 of the Horsham Development Framework.

2. **CONCURRENT WITH RESERVED MATTERS PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT LAYOUT**
   "A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (PEA) (Arun Ecology, May 2024), shall be submitted to and approved in writing by the local planning authority.

   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 and allow the LPA to discharge its duties under the 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.