From: Hayley Dean - Ecological Consultant <Hayley.Dean@essex.gov.uk>
Sent: 22 May 2025 14:54:44 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/24/1290

Application: DC/24/1290
Location: Greenacres Farm West Chiltington Lane Billingshurst West Sussex RH14 9DR
Proposal: Change of use for 2No. gypsy residential units along with day room, full drainage, car parking, 2m high bund and soft and hard landscaping.

Dear Hannah,

We have been re-consulted on the above application, but unfortunately it does not appear that additional information on bats has been submitted.

In our holding objection dated 13th January 2025, we requested clarification on whether trees T1 (mature Oak tree) and T3 (mature Ash tree) will require surgery works. If they do require works, then further aerial inspection will be needed to assess their potential bat roost value to inform the need for surveys and potentially a mitigation licence from Natural England. In addition, should tree T2 (mature Ash tree) require surgery works, a soft fell method should be used under the supervision of a bat licenced ecologist and appropriate compensation secured in advance.

This information is required prior to determination because paragraph 99 of ODPM Circular 06/2005 highlights that: "*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."* The information will provide the LPA with certainty of impacts on legally protected species and enable the LPA to make a lawful decision.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Hayley Dean MCIEEM MSc BSc (Hons)
Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH
t: n/a | m: 07827 083904
e: hayley.dean@essex.gov.uk /PlaceServicesEcology@essex.gov.uk
w: www.placeservices.co.uk



From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 11 April 2025 15:04
To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>; gareth.jones@horsham.gov.uk
Subject: Planning Application Consultation - DC/24/1290

CAUTION: This is an external email.

Please see the attached consultation letter from Horsham District Council
Re:DC/24/1290

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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

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