Place Services
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Date: 09 October 2026 Our ref: 22552

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
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West Sussex
RH12 1RL

By email only: Planning Department, planning@horsham.gov.uk

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.

Application: **DC/26/1434**
Location: **Woodside Stall House Lane North Heath West Sussex RH20 2HR**
Proposal: **Remodelling of existing dwelling with erection of first-floor, side and rear extensions, and erection of a detached garage.**

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

No ecological objection	☐
No ecological objection subject to attached conditions	☒
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the Bat Survey Report (CT Ecology Ltd., August 2026) and Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026), relating to the likely impacts of development on designated sites, protected and Priority species and habitats and the identification of proportionate mitigation. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

We note from the Bat Survey Report (CT Ecology Ltd., August 2026) that a dusk emergence/activity survey for bats undertaken in July 2026 concluded that bat roosts are likely absent from Building 2 (garage) as no bats were observed emerging from the building. In addition, we note from the Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026), that Building 1 (main house) has no suitable roost features for bats and all of the outbuildings (buildings 3, 4, 5, 6 and 7) will be retained. We also understand from Section 3.25 of the Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026) that all trees will be retained. Therefore, we agree that no further surveys for bats are required. However, as there are a range of suitable features for bats on the garage, we support the non-licensed Precautionary Method Statement for bats in Section 5.5 of the Bat Survey Report (CT Ecology Ltd., August 2026), which should be secured by a condition of any consent and implemented in full.

The site lies approximately 5.0km east of The Mens Special Area of Conservation (SAC) (MAGIC maps) and is therefore within the 6.5km Key Conservation Area for this SAC. Within this area all impacts must be assessed as habitats within this zone are considered critical for sustaining the populations of bats within the SACs (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The qualifying feature of the SAC is Barbastelle bat, but there are no records for this species within 2km of the site (Sussex Biodiversity Record Centre (SxBRC) – accessed under licence). There are approximately 20 records of bats within 2km of the site, including Natterers, Soprano Pipistrelle and Brown Long-eared Bat (SxBRC). The site also lies approximately 10.0km southeast of Ebernoe Common Special Area of Conservation (SAC) and therefore lies inside the 12.0km Wider Conservation Area for this SAC. One European Protected Species Mitigation Licence has been granted within 2km of the site, at 790m to the east of the site for Natterer's bats in 2018 (MAGIC maps). The site lies approximately 3.9km north of Arun Valley SAC, SPA and Ramsar site.

We understand from the submitted documents that the 1.3ha site comprises a residential dwelling and garage, five outbuildings and sealed surface, vegetated garden, scattered trees, mixed scrub, modified grassland, a pond, a drainage ditch, one native hedgerow and two native/non-native hedgerows. There are more than 10 blocks of ancient woodland within 2km of the site. No trees or hedgerows will be removed for the development and the plans include the planting of new native tree and scrub/shrubs around the site boundaries and enhancement of existing hedgerows.

Therefore, there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained.

We therefore believe there will be no Adverse Effect on Integrity of the bat SAC. We advise the LPA to prepare a project level HRA Screening Report to record its decision and retain on file.

If external lighting is required and, as Barbastelle bat may use the onsite habitat, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Bat Survey Report (CT Ecology Ltd., August 2026)) to avoid impacts from light disturbance. This should be secured by a condition of any consent and implemented in full. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely to be present within the local area. This should summarise the following measures recommended by Guidance Note:08/23 (Institute of Lighting Professionals) will be implemented:

- Do not provide excessive lighting. Light levels should be as low as possible as required to fulfil the lighting need.
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- Warm White lights should be used at <2700k. This is necessary as lighting which emits an ultraviolet component or that has a blue spectral content has a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

We therefore believe, with mitigation, that there will be no Adverse Effect on Integrity of the bat SAC. We advise the LPA to prepare a project level HRA Appropriate Assessment to record its decision and consult Natural England on the conclusion.

We also support the implementation of the Precautionary Method Statement for mobile protected and Priority species (including breeding birds) in Sections 5.18 and 5.20 of the Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026), which should be secured by a condition of any consent and implemented in full.

We are satisfied that there is sufficient ecological information available for determination of this application. 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 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 Bat Survey Report (CT Ecology Ltd., August 2026) and Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026) 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, including bats and mobile protected and Priority species.

We also support the proposed reasonable biodiversity measures for protected, Priority and threatened species, which have been recommended in the Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026) to secure net gains for biodiversity, as outlined in the National Planning Policy Framework (August 2026) N2 Part F. The reasonable biodiversity measures should be outlined within a separate Biodiversity Measures 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 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 Bat Survey Report (CT Ecology Ltd., August 2026) and Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in Section 5.5 of the Bat Survey Report (CT Ecology Ltd., August 2026) and the Precautionary Method Statement for mobile protected and Priority species in Sections 5.18 and 5.20 of the Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026). This avoids impacts on European Protected Species and protected species.

   This will 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 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 MEASURES LAYOUT

"A Biodiversity Measures Layout for the biodiversity measures or features listed in the Preliminary Ecological Appraisal (CT Ecology Ltd., March 2026) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Measures Layout shall include the following:

a) detailed designs or product descriptions for biodiversity measures or features; and

b) locations, orientations and heights for biodiversity measures or features on appropriate drawings.

The biodiversity measures or features 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 the National Planning Policy Framework (August 2026) N2 Part F and s40 of the NERC Act 2006 (as amended).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"*Prior to beneficial use, a "lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:*

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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 (as amended).

Please do not hesitate to contact us if you have any queries in relation to this advice.

Hayley Dean 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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.

Horsham District Council
Habitats Regulations Assessment Screening Record

Plan/project: DC/26/1434| Remodelling of existing dwelling with erection of first-floor, side and rear extensions, and erection of a detached garage. | Woodside Stall House Lane North Heath West Sussex RH20 2HR

The purpose of this HRA screening record is to assess the need for appropriate assessment in relation to the plan/project detailed above.

The Conservation of Habitats and Species Regulations 2017 (as amended) requires that a Habitats Regulations Assessment screening is carried out in relation to any plan or project which is likely to have a significant effect on Habitats (European) sites, either alone or in combination with other plans or projects. European sites are Special Protection Areas and Special Areas of Conservation. Ramsar sites should also be given the same level of protection, as stated within the National Planning Policy Framework.

In line with the Court judgement (CJEU *People Over Wind v Coillte Teoranta* C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a development is likely to result in significant effects on a Habitats site.

Where an Appropriate Assessment is carried out a project may only be authorised after having ascertained that it will not adversely affect the integrity of the site(s) concerned.

Table 1: Screening matrix

Stage 1 HRA screening	
Brief description of the Plan/Project	**Application:** DC/26/1434 **Planning Application:** Remodelling of existing dwelling with erection of first-floor, side and rear extensions, and erection of a detached garage. **Location:** Woodside Stall House Lane North Heath West Sussex RH20 2HR
Brief description of the Habitats sites within scope of this assessment	The Mens SAC (Sussex bat SAC), The Ebernoe Common SAC lie within West Sussex and the Impact Risk Zones identified by Natural England includes Horsham District. The Mens Special Area of Conservation (SAC) is located approximately 5.0km west of the site and lists Barbastelle bats as a qualifying feature. A long and varied history of management has seen The Mens move from an open, wood pasture system with huge, spreading parkland trees and pollards to a high forest with closely spaced trees with narrow crowns. A lack of management in recent years has added to this silvicultural diversity. Ebernoe Common SAC is located approximately 10.0km to the northwest of the site and lists Barbastelle and Bechstein's bats as qualifying features. Ebernoe Common is dominated by old wood pasture where Commoners would have turned out their cattle or pigs to graze and browse on young trees and scrub, beech mast and acorns, or on the grassy meadows in glades and clearings. Grazing stopped by the middle of the 20th century and the wood pasture became more and more overgrown. Great effort has been put into opening up glades and rides and restoring grazing to this SAC. Arun Valley SAC, SPA and Ramsar is approximately 3.9km to the south and lists rare and diverse plant, invertebrate and bird assemblages as qualifying features. It consists of low-lying grazing marsh, largely on alluvial soils, but with an area of peat derived from a relict raised bog. Variation in soils and water supply lead to a wide range of ecological conditions and hence a rich flora and fauna.

Qualifying Features for SPA/SAC	**The Mens SAC** Annex I habitats that are a primary reason for selection of the site: *9120 Atlantic acidophilous beech forests with Ilex and sometimes also Taxus i*n the shrub layer (*Quercion robori-petraeae* or *Ilici-Fagenion*) The Mens is an extensive area of mature Beech Fagus sylvatica woodland rich in lichens, bryophytes, fungi and saproxylic invertebrates, and is one of the largest tracts of Atlantic acidophilous beech forests in the south-eastern part of the habitat's UK range. It is developing a near-natural high forest structure, in response to only limited silvicultural intervention over the 20th century, combined with the effects of natural events such as the 1987 great storm. Annex II species present as a qualifying feature, but not a primary reason for site selection: 1308 Barbastelle *Barbastella barbastellus* **Ebernoe Common SAC** Annex I habitats that are a primary reason for selection of this site 9120 Atlantic acidophilous Beech forests with Ilex and sometimes also Taxus in the shrub layer (*Quercion robori-petraeae* or *Ilici-Fagenion*). Ebernoe Common has an extensive block of Beech high forest and former wood-pasture over dense Holly *Ilex aquifolium*, and has a very rich epiphytic lichen flora, including *Agonimia octospora* and *Catillaria atropurpurea.* It represents Atlantic acidophilous Beech forests in the south-eastern part of the habitat's UK range. The Beech woodland is associated with other woodland types, open glades and pools, which contribute to a high overall diversity. The woods are important for a number of bat species, in particular 1323 Bechstein's bat *Myotis bechsteinii* and 1308 Barbastelle. Annex II species that are a primary reason for selection of this site: 1308 Barbastelle *Barbastella barbastellus* A maternity colony of Barbastelles utilises a range of tree roosts in this area of 91A0 old sessile Oak woods with Ilex and *Blechnum* in the British Isles, which has a dense understorey of holly as well as open glades and open water. Maternity roost sites are usually in dead tree stumps, but the species appears to be present throughout the year, with individuals utilising a range of roost sites in tree holes and under bark. 1323 Bechstein`s bat *Myotis bechsteinii* A maternity colony of Bechstein's bat is associated with this area of 91A0 Old sessile Oak woods with *Ilex* and *Blechnum* in the British Isles. Roosts are mainly i*n old woodpecker holes in the stems of live mature oak* Quercus petraea trees. **Arun Valley SPA** A037 Bewick's swan, *Cygnus columbianus bewickii* (non-breeding). During the time of site notification, the SPA supported 115 individuals representing at least 1.6% of the wintering population in Great Britain (5 year peak mean 1992/93 - 1996/97). During the non-breeding season, the SPA regularly supports an assemblage of waterfowl with the area regularly supporting 27,241 individual waterfowl (5 year peak mean for 1992/93 to 1996/97) including: Shoveler *Anas clypeata*, Teal

	Anas crecca, Wigeon *Anas penelope,* Bewick's Swan *Cygnus columbianus bewickii.* **Arun Valley SAC** 4056 Little Whirlpool Ramshorn snail *Anisus vorticulus* *Anisus vorticulus* occurs across a range of sites in southern and eastern England. The Arun valley is one of the three main population centres for this species in the UK. This proposed site includes two of its core sites in the wash lands of the Arun floodplain (Pulborough Brooks and Amberley Wild Brooks SSSIs.
Qualifying Features for Ramsar	**Arun Valley Ramsar** **Ramsar criterion 2** The site holds seven wetland invertebrate species listed in the British Red Data Book as threatened. One of these, *Pseudamnicola confusa*, is considered to be endangered. The site also supports four nationally rare and four nationally scarce plant species **Ramsar criterion 3** In addition to the Red Data Book invertebrate and plant species, the ditches intersecting the site have a particularly diverse and rich flora. All five British duckweed (*Lemna* species), all five water-cress (*Rorippa* species), and all three British water milfoils (*Myriophyllum* species), all but one of the seven British water dropworts (*Oenanthe* species), and two-thirds of the British pondweeds (*Potamogeton* species) can be found on site. **Ramsar criterion 5** Assemblages of international importance: Species with peak counts in winter: 13774 waterfowl (5 year peak mean 1998/99-2002/2003).
Conservation Status of the relevant Qualifying Features	**The Mens SAC** The Barbastelle is one of the UK's rarest mammals. Few maternity roost sites are known in the UK. While the SAC series makes a contribution to securing favourable conservation status for this Annex II species, wider measures are also necessary to support its conservation in the UK These are outlined in the Species Biodiversity Action Plan (DEFRA website). *It is likely that its low population density and slow population growth make it particularly vulnerable to:* *• further loss and fragmentation of ancient deciduous woodland habitat;* *• loss, destruction and disturbance of roosts in buildings, trees and underground sites;* *• a reduction in numbers of insect prey due to habitat simplification acting through factors such as fertiliser use and intensive grazing.* **Ebernoe Common SAC** Barbastelle as outlined for The Mens SAC. Bechstein's Bat Species Biodiversity Action Plan (DEFRA website): *The rarity of this species means that it is poorly understood, but according to the national species action plan, its low population density, exacting habitat requirements and low rates of reproduction make it particularly vulnerable to factors such as:* *• Further loss and fragmentation of open ancient deciduous woodland habitat.* *• Loss, destruction and disturbance of roosts or potential roosts (particularly in old trees).* **Arun Valley SAC, SPA and Ramsar** In line with the national trend, the number of Bewick's swans wintering in the Arun Valley has declined since the time of designation and is now typically

	fewer than 50 birds. This may reflect an overall decline in the population of the species and/or be due to the effects of a milder climate in which more are able to winter in continental Europe (The Birds of Sussex, 2014). The waterfowl assemblage numbers fluctuate depending upon conditions in the valley but over the past five years have averaged 40,311, an increase from the five year mean of 27,241 at the time of designation. The Arun Valley is one of the remaining strongholds for the Little Whirlpool Ramshorn Snail.
Conservation Objectives (Only Relevant for SPA/SAC)	**The Mens SAC** Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • The populations of qualifying species, and, • The distribution of qualifying species within the site. **Ebernoe Common SAC** Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • The populations of qualifying species, and, • The distribution of qualifying species within the site. **Arun Valley SAC & SPA** Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site.
Key vulnerabilities / factors affecting site integrity	Issues listed in the relevant Site Improvement Plan (SIP) are: **The Mens SAC** • Forestry and woodland management; • Habitat connectivity for barbastelle bats; • Invasive species; • Changes in land management, with reference to foraging and commuting routes; • Air pollution, risk of atmospheric nitrogen deposition; • Public access / disturbance, with regards to light levels. The mechanism for addressing these issues within the SIP is investigation,

	research and monitoring; with the exception of appropriate management, and removal of, rhododendron, within The Mens SAC. **Ebernoe Common SAC** • Forestry and woodland management; • Off-site habitat availability / management; • Habitat fragmentation; • Change in land management, with reference to foraging and commuting routes for Barbastelles; • Hydrological changes; • Air pollution, risk of atmospheric nitrogen deposition; • Public access / disturbance, with regards to light levels. Again, the mechanism for addressing all of these issues within the SIP is investigation, research, monitoring at this stage. **Arun Valley SAC and SPA** • Inappropriate water levels • Water pollution • Inappropriate ditch management • Disturbance Again, the mechanism for addressing all of these issues within the SIP is investigation, research, monitoring at this stage. However, for applications where increased demand for water resources is the only pathway for impacts, Natural England's substantive advice (Position Statement Interim Approach, September 2021) is that such applications - without mitigation - will result in a likely significant effect on the Arun Valley SAC/SPA/Ramsar site in combination with other developments in the Sussex North WSZ. As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley sites, developments within this zone must not add to this impact. Therefore, such applications, even where mitigation is proposed, must progress to Appropriate Assessment (AA). Natural England's substantive advice (September 2021) is that the Sussex North Water Supply Zone includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of; • Arun Valley Special Area Conservation (SAC) • Arun Valley Special Protection Area (SPA) • Arun Valley Ramsar Site
Assessment Criteria	
The individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Habitats site	There are no records for Barbastelle bats within 2km of the site and no European Protected Species Mitigation Licences have been granted for this species within 2km of the site (Sussex Biodiversity Record Centre – accessed under licence) and MAGIC maps). Greenaway (2008) has radio tracked Barbastelle bats from both SACs and has identified Barbastelle bat flight lines and foraging kernels. In addition to the SACs containing their roosting sites, the bats also require access to habitats outside the boundary of the SACs. This habitat is integral to supporting bats associated with the SACs and is often referred to as functionally- linked habitat. Such functionally linked habitat includes the following: • Flightlines – these are key commuting routes from roosts to foraging (or feeding) areas used by the bats. The Barbastelle flightlines around Ebernoe Common and The Mens have been investigated through survey and are shown in the Sussex bat SAC landscape tool for planning.

- Foraging areas – these are the areas of land where bats feed. Barbastelle bats can forage 10-15 kilometres from the roosting sites, and they prefer wet meadows and riparian habitats. Bechstein's tend to forage in and around the woodland where they roost with limited outward travel.

The Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol provides advice for developers and local Councils when assessing applications which fall within an identified 12 km Impact Zone for The Men's SAC, Ebernoe Common SAC. In line with this Protocol, this application is located within the wider Conservation Area of The Mens SAC, and significant impacts or severance to flightlines need to be considered. This development does not occur along one of the identified flightlines.

From the submitted documents, it appears that the 1.3ha site comprises a residential dwelling and garage, five outbuildings and sealed surface, vegetated garden, scattered trees, mixed scrub, modified grassland, a pond, a drainage ditch, one native hedgerow and two native/non-native hedgerows. There are more than 10 blocks of ancient woodland within 2km of the site. No trees or hedgerows will be removed for the development and the plans include the planting of new native tree and scrub/shrubs around the site boundaries and enhancement of existing hedgerows. Therefore, there will be no loss of hedgerow or woodland.

Based on the threats listed in the SIPs, the following potential impact pathways are considered with reference to the development proposals regarding the need for further assessment:

Direct land take - The proposed development will not result in any direct land take from any designated sites. Direct land take does not therefore have the potential to result in likely significant effects (LSE) and can be screened out and will not be considered further.

Forestry and woodland management - This threat / issue is of relevance to the habitats within the designated sites themselves. There is no pathway for woodland management at these locations to be affected by the proposals. There is no potential for forestry and woodland management to be impacted by the proposals, so they have been screened out and will not be considered further.

Habitat connectivity and availability for foraging and commuting Barbastelle bats (functionally linked land) – Barbastelle bats are qualifying features for both SACs, and threats and issues relating to this species in the wider area have been identified in the relevant SIPs as:
• Off-site habitat availability / management;
• Habitat fragmentation / Habitat connectivity for barbastelle bats;
• Changes in land management, with reference to foraging and commuting routes.

The proposed development is within the 6.5km key conservation area of The Mens SAC as set out in the Sussex Bat SAC planning and landscape scale enhancement protocol. All habitats within this zone are considered critical for sustaining the populations of bats within the SACs and all impacts must be assessed.

As there is no potential for habitat fragmentation or loss of functionally linked land for Barbastelle bats as part of the proposal, this has been screened out and will not be considered further.

The proposed development is within the 12km wider conservation area of Ebernoe Common SAC as set out in the Sussex Bat SAC planning and landscape scale enhancement protocol. As Barbastelle bats may use this

	habitat for foraging and commuting, significant impacts or severance to flightlines must be considered. As Bechstein's bats are considered likely to be absent, and as such, screened out, and they will not be considered further. **Invasive species** This threat concerns invasive rhododendron within The Mens SAC, and, as such there is no pathway for impacts due to the proposals. There is no potential for invasive species contained within in the proposals which would impact upon The Mens SAC, so they have been screened out and will not be considered further. **Hydrological changes** This threat / issue is of no relevance to The Mens SAC and Ebernoe Common SAC. The nearest area which would be affected by hydrological changes is the Arun Valley SAC/ SPA/ Ramsar site. Therefore, there is a predicted likely Significant Effects due to hydrological changes in combination with other plans and projects, so these have been screened in**. This is considered under a separate HRA Appropriate Assessment for water neutrality.** **Air pollution** The proposal will result in an increase in local residents and use of the SACs and Arun Valley SPA, and Ramsar are currently above their critical load for nitrogen deposition as noted in the HRA Screening Statement for Petworth Neighbourhood Development Plan (South Downs National Park Authority, 2017). Natural England Advice to Local Authorities when Considering Air Quality Impacts at HRA poses that air pollution impacts are predominately considered within 200m of a road. As the development is >200m from any Habitats site, the potential for LSE on the Habitats sites due to air pollution can be screened out and will not be considered further. **Public access / disturbance, with regards to light levels.** The HRA Screening Statement for Petworth Neighbourhood Development Plan (South Downs National Park Authority, 2017) notes that most visits to the Mens and Ebernoe Common SACs take place during daylight, with low levels of recreation at night. As such, they conclude that significant adverse effects due to lighting are unlikely. Recreation itself (i.e. during daylight hours) is not listed as threat within the SIPs. There is no potential for disturbance effects on Barbastelle bats associated with increased lighting from the development. This impact pathway therefore needs to be screened out. We believe that there will therefore be no Likely Significant Effect on the Sussex bat SACs from the development alone. **In combination effects** As there is no potential for LSE from direct land take, forestry and woodland management, invasive species, hydrological connections or air pollution or habitat connectivity for commuting there is no potential for the development proposals to contribute to any likely significant effects along these pathways, in combination with other plans and projects. This impact pathway therefore can also be screened out.
Test 1 the significant test:	The development proposals will retain existing boundary features although there is no evidence that Barbastelle bats use these as linear foraging and commuting routes within the Impact Risk Zone of the SACs.

	The LPA therefore anticipates that, it is possible to conclude no 'likely significant effect' (LSE) to The Mens SAC in terms of habitat connectivity and availability for foraging and commuting Barbastelle bats. Therefore, there is no need for this assessment to proceed to HRA Stage 2: Appropriate Assessment. **Conclusion:** Having considered the proposal, Horsham District Council concludes that, the project will not have a Likely Significant Effect on the designated features of The Mens SAC or Ebernoe Common SAC, either alone or in combination with other plan and projects. Having prepared this HRA screening of the implications of the project for The Mens SAC or Ebernoe Common SAC, in view of those sites' conservation objectives, the authority can agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Approving Ecologist: Hayley Dean
Date: 9th October 2026

DISCLAIMER: This information has been produced by Place Services's Ecology Team on behalf of Horsham District Council, at their request.