



Date: 13 August 2026

Our ref: 20228

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
Horsham,
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/26/1044

Location: Bentons Barn Bentons Lane Dial Post Horsham West Sussex RH13 8NP

Proposal: Demolition of dwellinghouse and the erection of replacement dwelling.

Thank you for consulting Place Services on the above 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	☐

[Please refer to Horsham District Councils advice regarding Water Neutrality requirements following Natural England's Withdrawal Statement \(31st October 2025\).](#)

Summary

We have reviewed the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 2026) and Biodiversity Enhancement Layout Plan (May 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 Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 2026) that the existing building (single-storey barn-style dwelling) has negligible bat roost potential and that the development will not impact trees on the site. Therefore, we agree that no further bat surveys are required.

We support the non-licensed Precautionary Method Statement for Hazel Dormouse in the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 2026). This is because, although there is suitable habitat for the species in the native hedgerow which is connected to suitable habitat in the wider countryside, the hedgerows will not be impacted for the development. This should be secured by a condition of any consent and implemented in full.

As some managed lawn will be removed for the development, we also support the implementation of the Precautionary Method Statement for reptiles and mobile protected and Priority species (including Hedgehog, which is a Priority and threatened species) in the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 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 Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 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, which includes bats.

We support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 2026)), to avoid impacts from light disturbance. We note that the details of appropriate lighting measures are provided in the Biodiversity Enhancement Layout Plan (May 2026), which 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 in the Preliminary Ecological

Appraisal and Roost Assessment (GC3 Ecology, June 2026) to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). We note that the details of a bat box, including the specification, location and erection height, are provided in the Biodiversity Enhancement Layout Plan (May 2026). However, please note there is an error in Appendix 1: Layout Plan of Enhancement Measures which refers to a bird box rather than a bat box. This should be secured by a condition of any consent and implemented in full.

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 Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 2026) and Biodiversity Enhancement Layout Plan (May 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 Hazel Dormouse and the Precautionary Method Statement for reptiles and mobile protected and Priority species in the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, June 2026). This avoids impacts to European Protected Species and 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 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).

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.