20th December 2024

Halima Chowdhury
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/24/1705**
Location: **Castle Barn 2 Castle Lodge Broadwater Lane Copsale Horsham West Sussex RH13 6QJ**
Proposal: **Change of use of existing ancillary garage and summerhouse to independent self-contained C3 residential accommodation.**

Dear Halima

Thank you for 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 Planning Statement (Cross Town Planning, September 2024), Proposed Roof Plan Drawing No. 20767/212 (Robin Nugent Architects, June 2020), Proposed North and South Elevations Drawing No 20767/1220 (Robin Nugent Architects, June 2020) and Proposed Block Plan Drawing No 20767/201 (Robin Nugent Architects, June 2020).

Although no ecological information has been submitted to support determination of this application, we have no ecological objections. We understand that this is a change of use application only and note from Section 4.1 of the Planning Statement (Cross Town Planning, September 2024), that no physical alterations to the building are proposed. However, as bats are mobile species, we recommend that the guidance of Informative 1 Precautionary Measures for Bats should be followed at all times.

We are satisfied that there is sufficient ecological information available for determination of this application. However, please note that 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.

We recommend that reasonable biodiversity enhancements for protected and Priority species (such as a bird or bat box) should be identified and implemented 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 Biodiversity Enhancement Layout and should be secured by a condition of any consent for discharge prior to slab level.

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. **PRIOR TO WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT**
   "A Biodiversity Enhancement Layout, providing the finalised details and locations of reasonable biodiversity enhancements for protected, Priority and threatened species, 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, Priority and threatened species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended) and Para 187d of NPPF Dec 2024.

Informative

1. **PRECAUTIONARY MEASURES FOR BATS**
   Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and a suitably qualified ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with

the contact details of a relevant ecological consultant. If a bat is found during the works the ecological consultant or National Bat Helpline should be contacted for advice on: 0345 1300 228. 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.