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Our ref: 16202  
Date: 17 April 2026

By email only: Planning Department, [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

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*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.*

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**Application:** DC/26/0248  
**Location:** Shermanbury Place Brighton Road Shermanbury West Sussex  
**Proposal:** Installation of solar PV array to concealed south and east facing inner roof slopes.

Thank you for re-consulting Place Services on the above householder application.

|                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>No ecological objection</b>                                                                            | <input type="checkbox"/>            |
| <b>No ecological objection subject to attached conditions</b>                                             | <input checked="" type="checkbox"/> |
| <b>Further information required/Temporary holding objection</b>                                           | <input type="checkbox"/>            |
| <b>Recommend Refusal</b>                                                                                  | <input type="checkbox"/>            |
| <b>Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment</b> | <input type="checkbox"/>            |

### **Summary**

We have previously reviewed the Phase 1 Bat Survey (Batscan Ltd., April 2024) and European Protected Species Mitigation Licence Reference 2024-69984-EPS-MIT (Natural England, February 2025) and we have now also reviewed the ecological response email (1<sup>st</sup> April 2026), which was submitted to address our previous concerns relating to the likely impacts of development on designated sites, protected and Priority species & habitats and

identification of appropriate mitigation measures. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

We are now satisfied that there is sufficient ecological information available to support determination of this application.

We previously stated *“Following correspondence with the case officer we have been provided with the Phase 1 Bat Survey (Batscan Ltd., April 2024). We note from the Phase 1 Bat Survey (Batscan Ltd., April 2024) that the dwelling has ‘low’ bat roost potential, and we therefore agree that a single bat emergence survey is required, as recommended within the report. This is in accordance with Government Standing Advice. If these surveys have already been undertaken the survey results are required to inform the LPA of the likely impacts. Additionally, a copy of a European Protected Species Mitigation Licence Reference 2024-69984-EPS-MIT (Natural England, February 2025) has been submitted, which covers the loss of a Soprano Pipistrelle maternity roost and a Common Pipistrelle day roost.”* The applicant’s ecologist has now addressed our previous concern regarding impacts upon bats from the proposed solar panels. The applicant’s ecologist states the propose PV Panels will not impact and bat roosts and the mitigation as detailed within the Phase 1 Bat Survey (Batscan Ltd., April 2024) is sufficient as a precautionary measure.

We are now satisfied there is sufficient evidence to support the proposed mitigation strategy without the need for the works to progress under a mitigation licence.

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 Phase 1 Bat Survey (Batscan Ltd., April 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 particularly those recorded in the locality.

Given the small-scale scope of the proposals, we are satisfied no further information regarding biodiversity enhancements, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024) is required.

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

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 Phase 1 Bat Survey (Batscan Ltd., April 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*

*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 contact us if you have any queries in relation to this advice.

**Hayley Dean MCIEEM MSc BSc (Hons)**

**Senior Ecological Consultant**

Place Services at Essex County Council



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.*

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