From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Sent: 28 November 2024 13:21:47 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Sue Hooton - Principal Ecological Consultant" <Sue.Hooton@essex.gov.uk>
Subject: RE: DC/24/1609, 75 High Street, Steyning,

Dear Halima

Many thanks for sending the bat survey for the above application.

We recommend a precautionary method statement for mobile protected species because the Preliminary Ecological Appraisal (Phlorum Limited, October 2024) considers that it is necessary. This is because there is suitable habitat for these animals onsite and there are records for Hedgehog, Slow Worm, Grass Snake, Adder and Common Lizard within 2km of the site. This is not required before determination of the application and can be secured by condition.

The Non-technical Summary of the PEA says '*a precautionary approach to site clearance in respect to bats, great crested newts, hedgehogs and breeding birds is recommended to minimise any adverse impacts on these species groups*.'

We can provide the wording for the condition when we send the re-con response.

I hope this is clear, but please let us know of any queries.

Best wishes
Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH

email: PlaceServicesecology@essex.gov.uk
web: www.placeservices.co.uk
linkedin: https://www.linkedin.com/in/gen-broad-59428b47/

My working days are Mon, Tue, Thu

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: Wednesday, November 27, 2024 4:58 PM

To: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Cc: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Subject: FW: DC/24/1609, 75 High Street, Steyning,
Importance: High

CAUTION: This is an external email.

Dear Genevieve,

DC/24/1609,
75 High Street, Steyning,
Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Householder).

I refer to the above planning application.

You will shortly be receiving a re-consultation request in relation to the attached Bat Emergence Activity.

In the meantime, the agent is questioning the necessity for conditioning the requirement for a Precautionary Method statement for the protection of mobile protected species. Please see the agent's email below and please kindly advise. If this statement is required, please provide suggested wording for the condition requiring a Precautionary Method statement.

I await to receive your reply soon.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Jaye Ford <jaye@jayeford.com>
Sent: 26 November 2024 16:15
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: DC/24/1609, 75 High Street, Steyning,

Hi Halima,

I just tried to call you to ask a few questions and left a message. My comments on the attachment you sent with your last email and the information required are outlined in this email.

The bat emergence survey has been done and attached as requested.

I understand we do not need to supply a water neutrality statement when this is a householder application, and we are only replacing what is already there existing in terms of a cloakroom and utility room with washing machine? Garage and garden room are also replacements with no new water use. I believe that we do not need to provide this due to the expectation from Natural England and Horsham District Council's requirements that householder applications such as this one do not need a BNG or Water Neutrality statement. Please confirm.

I understand the Precautionary Method statement for the protection of mobile protected species can be secured by condition if necessary. Being a householder application, and the fact that we are retaining the garden areas as established, with the existing patio extended in a minimal way, I would suggest that this statement may not be required. Please confirm.

Many thanks for your assistance.

Kind regards,

Jaye
For and on behalf of Jaye Ford Architecture, Ltd.
01903 745393

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 18 November 2024 16:19
To: jayefordarch@gmail.com
Subject: DC/24/1609, 75 High Street, Steyning,

Dear Ms J Ford,

DC/24/1609,
75 High Street, Steyning,
Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Householder).

I refer to the above planning application.

Please see attached the Council's Ecologist consultation comments and address the concerns raised.

I would be grateful if the requested information could be provided by 02nd December 2024.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk





Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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