From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Sent: 05 November 2024 17:32:55 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Sue Hooton - Principal Ecological Consultant" <Sue.Hooton@essex.gov.uk>
Subject: RE: URGENT - DC/24/1317, Woodmancote Parish Hall, Brighton Road, Woodmancote,

Dear Halima

Many thanks for your email.

The conditions for application DC/24/0476 are as follows:

Recommended conditions

1. **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**
   "All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Surveys and Outline Mitigation (Astute Ecology Ltd., July 2023) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, January 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

   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 and enhance 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) and Policy 31 of the Horsham Development Framework.

2. **PRIOR TO COMMENCEMENT OF ANY WORKS WHICH WILL IMPACT THE BREEDING / RESTING PLACE OF BATS**

   "Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence *unless the local planning authority has been provided with either:*

   a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*

   b) *evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*

   c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998.

3. **PRIOR TO COMMENCEMENT: REPTILE METHOD STATEMENT**
   "A Reptile Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles during the construction phase.

   The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

   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).

4. **PRIOR TO COMMENCEMENT: MOBILE PROTECTED SPECIES PRECAUTIONARY METHOD STATEMENT**
   "A mobile protected species Precautionary Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species during the construction phase.

   The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

   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).

5. **PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY**
   "A Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

   The content of the Biodiversity Enhancement Strategy shall include the following:
   a. *Purpose and conservation objectives for the proposed enhancement measures;*
   b. *detailed designs or product descriptions to achieve stated objectives;*
   c. *locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);*
   d. *persons responsible for implementing the enhancement measures; and*
   e. *details of initial aftercare and long-term maintenance (where relevant).*

   The works shall be implemented in accordance with the approved details 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 NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

6. **PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**
   "A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

   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) and Policy 31 of the Horsham Development Framework.

I hope this is helpful.

Best wishes
Gen

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

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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: Tuesday, November 5, 2024 2:53 PM
To: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Cc: Sue Hooton - Principal Ecological Consultant <Sue.Hooton@essex.gov.uk>

Subject: URGENT - DC/24/1317, Woodmancote Parish Hall, Brighton Road, Woodmancote,
Importance: High

CAUTION: This is an external email.

URGENT

Dear Ms G Broad

DC/24/1317,
Woodmancote Parish Hall, Brighton Road, Woodmancote,
Demolition of dilapidated structures to front and rear, External repairs and renovation of roofs and walls. Installation of roof lights, solar PV panels and new boundary fence to street.

Thank you for your prompt response.

Please kindly list out the conditions relevant to the above planning application.

Again, I would be grateful for an urgent response by today. I appreciate your help and assistance.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

From: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>
Sent: 05 November 2024 14:13
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Sue Hooton - Principal Ecological Consultant <Sue.Hooton@essex.gov.uk>
Subject: RE: URGENT - DC/24/1317, Woodmancote Parish Hall, Brighton Road, Woodmancote,

Dear Halima

Many thanks for your email.

We have briefly reviewed the details for DC/24/1317 and agree that the conditions used for DC/24/0476.are appropriate for this application as well.

These comprise:

- a compliance condition for the ecological reports: Bat Surveys and Outline Mitigation (Astute Ecology Ltd., July 2023) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, January 2023)
- a condition for a bat mitigation licence
- Precautionary Method Statements for reptiles and for mobile protected species
- A Biodiversity enhancement strategy
- A Wildlife sensitive lighting scheme

Do you need anything further from us?

Please let us know if we can help.

With best wishes
Gen

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

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My working days are Mon, Tue, Thu

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: Tuesday, November 5, 2024 12:10 PM
To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Subject: URGENT - DC/24/1317, Woodmancote Parish Hall, Brighton Road, Woodmancote,
Importance: High

CAUTION: This is an external email.

URGENT

Dear Ms G Broad

DC/24/1317,

Woodmancote Parish Hall, Brighton Road, Woodmancote,
Demolition of dilapidated structures to front and rear, External repairs and renovation of roofs and walls. Installation of roof lights, solar PV panels and new boundary fence to street.

I refer to the above planning application which is linked to planning application DC/24/0476.

Please kindly confirm if your team are content with the conditions suggested for DC/24/0476 can be applied on this application as well.

I would appreciate an urgent response by today. I am grateful for your kind co-operation.

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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