Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 10 June 2025 Our ref: 04932

Alice Johnson
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: Planning Department, 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. 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.*

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**Application:** DC/25/0158
**Location:** The Maples Spencers Place Horsham West Sussex RH12 2EZ
**Proposal:** Demolition of the existing chalet bungalow and workshop. Erection of replacement two storey dwellinghouse

Thank you for consulting Place Services on the above application.

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| **No ecological objection** | ☐ |
| **Recommended Approval subject to attached conditions** | ☒ |
| **Further information required/Temporary holding objection** | ☐ |
| **Recommend Refusal** | ☐ |
| **Subject to Natural England's comments on the conclusion of the Water Neutrality AA** | ☒ |

**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 Bat Emergence Survey Report (Arun Ecology, May 2025) and Preliminary Ecological Appraisal (Phlorum Limited, November 2024), relating to the likely impacts of development on designated sites, protected & Priority species and habitats, and identification of appropriate mitigation measures. Please note that comments on mandatory biodiversity net gain are provided by Horsham District Council in-house.

We note from the Bat Emergence Survey Report (Arun Ecology, May 2025) that one bat emergence survey was undertaken in May 2025 on Building B1 and that no bats were recorded emerging or re-entering the building. We also note from the Preliminary Ecological Appraisal (Phlorum Limited, November 2024) that Buildings B2 (garage and workshop), B3 (storage shed), B4 (storage shed) and B5 (greenhouse) and the trees on site all have negligible bat roost potential. We therefore agree that no further surveys for bats are required.

As mobile protected species may be present on site, including Hedgehog (which is a Priority and threatened species), we support the implementation of the Precautionary Method Statement for mobile species in Section 5.17 of the Preliminary Ecological Appraisal (Phlorum Limited, November 2024). This should be secured by a condition of any consent

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

The mitigation measures identified in the Bat Emergence Survey Report (Arun Ecology, May 2025) and Preliminary Ecological Appraisal (Phlorum Limited, November 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, including bats and mobile protected species.

We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended 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 separate Biodiversity Enhancement Layout and should be secured by a condition of any consent.

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 Bat Emergence Survey Report (Arun Ecology, May 2025) and Preliminary Ecological Appraisal (Phlorum Limited, November 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in the Precautionary Method Statement for mobile Protected species in Section 5.17 of the Preliminary Ecological Appraisal (Phlorum Limited, November 2024), which avoids impacts on 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).

2. **PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT**

**"***A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Phlorum Limited, November 2024), shall be submitted to and approved in writing by the local planning authority.*

*The content of the Biodiversity Enhancement Layout shall include the following:*

*a) detailed designs or product descriptions for biodiversity enhancements; and*
*b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

*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 and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 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.*