



Date: 19 May 2026

Our ref: 16944

Bethan Tinning
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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.

Application: DC/26/0465
Location: Bentons Cottage, Bentons Cottage Office Bentons Lane Dial Post West Sussex RH13 8NP
Proposal: Demolition works. Replacement of existing dwelling with detached chalet bungalow.

Thank you for consulting Place Services on the above application.

No ecological objection	☐
No ecological objection subject to attached conditions	☒
Further information required/Temporary holding objection:	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

[Please refer to Horsham District Councils advice regarding Water Neutrality requirements following Natural England's Withdrawal Statement \(31st October 2025\).](#)

Summary

We have reviewed the Biodiversity Enhancement Layout Plan (submitted March 2026) and Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), relating to the likely impacts of development on designated sites, protected and Priority species and habitats and the identification of proportionate mitigation. Please note that

comments on Biodiversity Net Gain are provided are provided by Horsham District Council in-house.

We note from the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026) that Buildings B1 (detached residential dwelling) and B2 (stable block) have negligible bat roost potential and that all trees will be retained on site. Therefore, we agree that no further surveys for bats are required.

We support the implementation of the non-licensed Precautionary Method Statement for Hazel Dormouse on page 18 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026). This should be secured by a condition of any consent and implemented in full.

We also support the implementation of the Precautionary Method Statement for reptiles and mobile protected and Priority species (including Hedgehog, which is a Priority and threatened species) on pages 15, 16, 19 and 20 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026). This should be secured by a condition of any consent and implemented in full.

We are 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 Preliminary Ecological Appraisal (Leith Ecology Consultants, February 2026)) 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 Hazel Dormouse, reptiles and mobile protected species.

We also support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026) to avoid impacts from light disturbance. We accept that the technical specification has been provided in the Biodiversity Enhancement Layout Plan (submitted March 2026). This should be secured by a condition of any consent and implemented in full.

We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in the Biodiversity Enhancement Layout Plan (submitted March 2026) and Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026) 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 and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Enhancement Layout Plan (submitted March 2026) and Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse on page 18 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), which avoids impacts on European Protected Species. This also includes the Precautionary Method Statement for reptiles and mobile protected species on pages 15, 16, 19 and 20 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), which avoids impacts on protected species.

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 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 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.*
- *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.*