17th February 2025

Amanda Wilkes
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

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.

Application: **DC/24/1994**
Location: **Rikkyo School Guildford Road Rudgwick West Sussex RH12 3BE**
Proposal: **Variation of conditions 1, 12 and 19 of previously approved application reference DC/23/1912 (Erection of a detached two storey Dormitory building, with associated landscaping) to alter the design and reduce the scale of the dormitory building and alter the wording of two conditions.**

Dear Amanda

Thank you for re-consulting Place Services on the above s73 variation of condition application.

a) No ecological harm/No objection	Yes
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment	Yes
f) Subject to Natural England's formal comments on the conclusion of the Bat Appropriate Assessment	Yes
g) Discharge of condition	

Summary

We have reviewed the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (The Ecology Partnership, January 2025) which updates the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (The Ecology Partnership, October 2023).

We note that Tree T140 has Potential Roost Features for bats which are considered to be 'low' (PRFs-I).We support the approach in the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (The Ecology Partnership, January 2025) which recommends that the tree should remain unmanaged with no removal of ivy.

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. We recommend that the NatureSpace Partnership should be consulted on this application.

We have no further comments on this variation of condition application. Remaining conditions relating to ecology for this consented development, as described in our comments dated 18th December 2023 for consented application DC/23/1912, should be attached on any new consent for approval and implementation. The bat HRA Appropriate Assessment dated 28th January 2025 remains applicable for the current application.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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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.