

Memo to: Planning Admin Team

From: Joe Salkeld
Principal Ecologist

Date: 10th December 2025



Dear Planning Admin Team,

RE. 25/01775/F Horley Place 17 Bonehurst Road Horley Surrey RH6 8PP

PROPOSAL: Proposed use of land as a coach park and the erection of an ancillary workshop/office together with landscape enhancements and permeable hardstanding following demolition of all existing buildings (17 and 17a Horley Place), relocation of front boundary fence behind landscaping and installation of EV charging points.

UNABLE TO DETERMINE APPLICATION – FURTHER DETAIL REQUIRED

Thank you for consulting the SCC Natural Environment Ecology Team regarding Biodiversity Net Gain for the above planning application. I have reviewed the following documents in making my response:

- Preliminary Ecological Appraisal and Roost Assessment – Arbtech 2025
- Biodiversity Statement BNG for Land at 17 Horley Place – Arbtech 2025
- Statutory BNG Metric 17 Horely Place – Arbtech 2025
- Tree Survey Schedule with Recommended Tree Works – Challice Consulting 2025
- Tree Constraints Plan 17 Horley Place – Challice Consulting 2025

Baseline

Currently no condition assessment sheets have been provided to justify the conditions assigned for the modified grassland, lowland mixed deciduous woodland or urban trees. This is required to allow full assessment of the onsite baseline habitats.

Please can condition assessment sheets be provided for the modified grassland, lowland mixed deciduous woodland and all urban trees.

Post-development

I am happy with the information provided regarding the post development habitats on site and do not require more information on this.

Following receipt of the baseline condition assessment data we will advise on suggested planning conditions for securing BNG.

I trust that the above points are helpful. If you would like to discuss anything in this letter, please do not hesitate to contact me.

Kind regards,

Joe Salkeld

Principal Ecologist
Surrey County Council