

From: Ecology <Ecology@horsham.gov.uk>
Sent: 01 December 2025 14:57:16 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>; "Ecology" <Ecology@horsham.gov.uk>
Subject: RE: DC/25/1830 Birchfield Nursery Kidders Lane Henfield West Sussex - HDC Ecology (BNG)

Thanks Nic.

From the information below, I would agree that this appears to meet the de minimis threshold exemption. However, note that if there are any changes, including at DISC stage, to remove more than 25sqm or 5m (linear) of vegetation (or any measurement of priority habitat), the BNG condition will kick in. If this happens, please do let me know.

Please attach the informative **Scenario 4: BNG Exemptions** on the decision notice.

Best,
Linsey

Linsey King

Ecology Officer
Specialists Team - Strategic Planning

Telephone: 01403 215626 | 07585 401608

Email: Linsey.King@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 27 November 2025 16:13
To: Ecology <Ecology@horsham.gov.uk>
Subject: RE: DC/25/1830 Birchfield Nursery Kidders Lane Henfield West Sussex - HDC Ecology (BNG)

Hi Linsey

From my knowledge of this site, I can provide the following info:

1. The proposal isn't retrospective – no build barn building exists as yet, be that the extended barn they are applying for, or the slightly smaller barn they have consent for (under DC/25/1447, or DC/24/1448)

2. The area subject to the barn and the proposed extension to the previously approved barn, would sit on footprint of previous polytunnels within the site – if any biodiversity exists within the application site, it's weeds between the cracks in the paving slabs or gravel (see yellow box for approx. location of the barn) I would say that the current application site comprises previously developed land / hard-standing





(from one of ENF photos taken in Oct 2025)

Thanks
nic

Nicola Pettifer

Senior Planning
Officer

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From: Ecology <Ecology@horsham.gov.uk>

Sent: 27 November 2025 11:20

To: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>

Subject: DC/25/1830 Birchfield Nursery Kidders Lane Henfield West Sussex - HDC Ecology (BNG)

Hi Nic,

I have received a consultation request for the above application. I note it states in the description that this is a retrospective application. If this is the case, then the pre-commencement BNG condition cannot apply and therefore BNG is not applicable.

Please apply the ‘Scenario 7: BNG does not apply’ informative to the decision notice.

If this is not the case, it is noted that they state the de minimis exemption within the planning application form, and that the development comprises an office build on land that is currently occupied by a polytunnel. This is de minimis providing the polytunnels are not surrounding by vegetation that will be impacted; however, I’m not 100% on the extent of the works and if there will be storage of materials on-site etc. One thing that stands out to me is a statement in 8.4 of the DAS:

8.4 Ecology and Biodiversity

The development occupies a modest footprint within an existing commercial site. Where possible:

- Native planting will be incorporated in landscaping.
- Bird boxes or wildlife features may be integrated.
- Existing vegetation will be retained where practical.

‘Retained where practical’ doesn’t provide much certainty. Therefore, if the above Scenario 7 does not apply, please can we have a chat, or further information sought from the applicant on the extent of works across the site.

Thanks,
Linsey

Linsey King

Ecology Officer
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From: Planning <planning@horsham.gov.uk>
Sent: 24 November 2025 12:11
To: Ecology <Ecology@horsham.gov.uk>
Subject: Planning Application Consultation - DC/25/1830

Please see the attached consultation letter from Horsham District Council
Re:DC/25/1830

Telephone:

Email: planning@horsham.gov.uk



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