



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The North and South of Mercer Road Warnham
DESCRIPTION:	Redevelopment of the site to provide 304 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping
REFERENCE:	DC/25/0151
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Concern that the proposal including its current BNG measures will not prevent damage or loss of biodiversity to the site or its surroundings Ensure both OSSR and BNG conditions are being fully met	

MAIN COMMENTS:

The development would occupy a significant area identified within the HDC Nature Recovery Network map, as an important 'stepping stone' between Warnham Nature Reserve and the wider countryside. This would be impacted without significant and robust BNG measures.

The proposed BNG enhancement of the grassland on-site states this will be 'sensitively managed for wildlife and biodiversity' The reality is that this will be well used for recreational purposes and be subject to daily disturbance, foot pressure and, the presence of dogs and cats all of which will reduce the wildlife value of the site, so it must be queried as to whether a net gain would be achieved.

It is unclear whether the 'flowering lawn' and 'meadow grassland' will fulfil the contrasting functions of amenity space and biodiversity benefit and would question whether this is trying to compromise on provision of both good quality amenity open space as well as land for BNG.

Similarly, access to the ancient woodland to the north of the site will create disturbance and nutrient enrichment of the site, reducing its value as habitat.

The stream on-site feeds into Boldings Brook and thus into Warnham Local Nature Reserve. Any work on site brings the risk of pollution in the form of fuel spillages etc that will leach into the stream and thus into the LNR and stringent measures would be needed to avoid this possibility. Moreover, any works may increase the amount of silt burden that then then flows downstream, or enters the various ponds on-site, could affect water quality and an increased risk of silting of the ponds and Warnham Mill Pond. Mitigation during the building stage as well as through the installation of SuDS will be important to protect these waterbodies

ANY RECOMMENDED CONDITIONS:

Consider whether Open space requirements are being met as set out in our OSSR document, and whether BNG requirements can be met whilst habitats will be used as amenity land

NAME:	Pete Crawford
DEPARTMENT:	Parks and Countryside
DATE:	23/05/25