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Planning Department
Horsham District Council
Albery House
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27th March 2025

Dear Sir / Madam

DC/24/1872 – Whitebreads Farm, Stane Street, Slinfold, West Sussex
Discharge of Condition 2 & 3

This letter accompanies a Discharge of Condition application relating to the change of use of Unit 1 from Use Class B1 to caravan and motorhome showroom and office, change of use of Unit 2 from Use Class B8 to caravan and motor repairs and use of adjacent hardstanding for the display of caravans and motorhomes for sale, erection of fencing to enclose the site (retrospective).

Background

Planning permission was granted under reference DC/24/1872 dated 4th February 2025.

The approval was subject to Regulatory Conditions which need discharging and which require the following:

2 **Regulatory Condition:** Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission). The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

3 **Regulatory Condition**: Within six months of the date of the permission hereby granted, a landscape planting plan shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained,
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. Ground preparation, cultivation and other operations associated with plant and grass establishment.
- Regimes for successful establishment of hedgerow, such as watering and hand weeding
- Wildflower seed mix to be used.
- Management and maintenance for the duration of the site.

The approved landscaping scheme shall be fully implemented in accordance with the approved details. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 2

AEWC Ltd were instructed to undertake a Biodiversity Enhancement Plan which outlines the following enhancements on site:

- Location of two bat boxes to be installed on mature trees within the tree line to the northeast of the site. The bat boxes will be installed on the southern aspects of the stems and at a height of 3-5m above ground level.
    - One of the bat boxes will be a cavity type bat box of woodcrete/woodstone construction such as the Schwegler 2F box, Vivara Pro Woodstone bat box, or similar.
    - One of the bat boxes will be a crevice type bat box of woodcrete/woodstone construction, such as the Schwegler 1FF box, Eco Kent bat box or similar.
- Bird boxes will be traditional 32mm round-holed boxes of woodcrete/woodstone construction such as the Vivar Pro Barcelona WoodStone Open Nest Box, 2H Schwegker Robin Box, or similar. These will be installed at a heigh of less than 2m above ground and hidden in vegetation.
- A hibernaculum will be created in the northeastern corner of the meadow grassland on site. The hibernaculum can be constructed above ground or in a dug-out put on freely draining soil. It will be constructed from materials such as logs, hardcore, bricks and or building rubble to form the body. Woodchips or soil may be used to fill some of the larger cavaties. The pile will then be covered by topsoil, turf or moss.

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Long Term Maintenance

The condition of the enhancement features should be monitored in the long-term, if the boxes become damaged or destroyed the should be replaced. The hibernacula may require topping up over time as the materials break down.

The bat boxes will only be opened or moved by an ecologist.

New Planting

Additional biodiversity enhancement will be delivered by the enhancement and of grassland and a new hedgerow and oak trees. Specifications of which have been provided within condition 3.

Condition 3

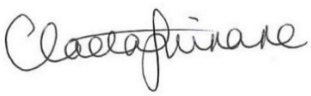
LArch Landscape and Design Consultancy Ltd were instructed to undertake a landscape planting plan which details the following and is attached to this application:

- Existing trees and planting that will be retained
- Details of the proposed trees and planting for the site which includes schedules specifying species, planting size, densities and plant numbers and tree pit details. Ground preparation, cultivation and other operations associated with plant and grass establishment.
- Regimes for successful establishment of hedgerow, such as watering and hand weeding
- Wildflower seed mix to be used.
- Management and maintenance for the duration of the site.

I trust the attached information is acceptable in order to discharge conditions 2 and 3 attached to the application DC/24/1872.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane AssocRTPI
Planner
Planning and Development

Enc. Biodiversity Enhancement Strategy
Landscape Planting Plan