



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Knowe Top Farm Broadford Bridge Road West Chiltington West Sussex
DESCRIPTION:	Construction of a pressing centre building including associated access, hardstanding and landscaping
REFERENCE:	DC/26/1171
RECOMMENDATION:	No objection / More information
SUMMARY OF COMMENTS & RECOMMENDATION: The submitted metric demonstrates that the development will have an overall 12.84% net gain (+0.22 units) in area habitat and a 356.77% net gain (+0.37 units) in hedgerows. The baseline assessment is generally agreed. It is advised to seek Arboricultural comment with regards to impacts of ditch excavation on retained trees. Further information and amendments are requested with regards to post-development habitats and the HMMP, prior to discharging the deemed biodiversity gain condition and S1016 obligations.	
MAIN COMMENTS: The comments below relate solely to the BNG proposed in the above application. The comments are not considered exhaustive. All other ecology matters will be reviewed by Place Services and NatureSpace, where appropriate. As currently submitted, the biodiversity metric demonstrates that the development will have an overall 12.84% net gain (+0.22 units) in area habitat and a 356.77% net gain (+0.37 units) in hedgerows. As per HDC's definition, the proposal is considered significant on-site BNG and therefore, if minded to approve, a S106 legal agreement is required to secure the BNG. An upfront monitoring fee will need to be paid, and monitoring reports submitted to HDC typically in years 1,2,5,10,15,20,25 and 30. <u>Post-development</u> 1.0 The Flood Risk Assessment and Drainage Strategy (RGP, 2026) indicates that a new exceedance flow ditch and culvert will be created along the eastern boundary. However, this does not appear to be in the BNG retained and created habitats plan (see Figure 4 in the Biodiversity Net Gain Report V1, Co-Ecology 2026) or metric. Please can this be further clarified and amended where appropriate. It is also advised to seek HDC Arboricultural Officer comments on the impact of this ditch on any trees in the adjacent hedgerow. 1.1 It is understood that individual tree planting is proposed within the scrub creation to the north and south of the site. As per UKHab classification, scrub habitat also includes	

occasional trees of >5m, and therefore it is not clear as to why the tree planting and scrub has been accounted for separately. It is therefore encouraged to have most of the tree planting outside of the scrub parcel to avoid any double counting. Please also see point 3.9 below about managing individual trees within scrub.

1.2 Please note that the Proposed Landscape Layout (drawing no. RCo608 /01 Rev 02, Ramsay & Co Landscape Architecture 2026) and BNG retained and created habitats plan slightly differ in their descriptions with regards to scrub and tree planting and species-rich native hedgerow with trees along the north-east boundary of the site. Please can these be amended to be consistent with each other.

Strategic Significance

2.0 The site does not fall within any habitat specific priorities within the West Sussex Local Nature Recovery Strategy, and therefore all habitat entries must be assigned a low strategic significance by default. Please amend the entries within the metric.

HMMP

3.0 A final HMMP will be required to discharge the deemed biodiversity gain condition and S106 obligations.

3.1 The management prescriptions will require further detail. For example, greater detail on ground preparation methods for other neutral grassland sowing, timeframe for arising removals, sward height for cutting etc. Note that an early Spring cut may be required, conditions allowing, to ensure a short sward for yellow rattle germination.

3.2 Please state the months for nesting bird season for the benefit of any contractors.

3.3 Please detail the months of cutting for scrub, preferably late January/February, to allow for overwinter fruiting to benefit local wildlife.

3.4 Please avoid flailing hedgerows, to ensure the long-term health of the hedges.

3.5 Please include watering frequency for other relevant habitats comprising of whip planting.

3.6 Please refer to taking precaution when pruning with regards to roosting bats.

3.7 All individual trees that fail resulting in a number below 20 (as the entered number in the metric) must be replaced in the next planting season on a 1:1 basis. Please amend the risk register and remedial measure to reflect this.

3.8 It is advised to undertake sedimentation removal outside of the amphibian active breeding season and hibernation – September and October are optimal months.

3.9 Given that many individual trees are planted within the parcels of scrub creation, it is advised to provide greater clarity on how these will be separately managed, to avoid merging of habitats and subsequently becoming inconsistent with the metric. This should also be applied to how scrub will be managed to avoid merging with hedgerow boundaries, where relevant.

3.10 Please include a post-development habitat map.

ANY RECOMMENDED CONDITIONS:

If minded to approve:

Informative –

Scenario 1: BNG Required

NAME:

Linsey King
Ecology Officer (Planning)

DEPARTMENT:

Strategic Planning - Specialists

DATE:

01/10/2026