9th June 2025

PLANNING PERMISSION REF: DC/25/0125

LOCATION: LAND NORTH OF PRESTWOOD LANE IFIELD CRAWLEY WEST SUSSEX RH11 0LA

PROPOSAL: EXCAVATION WORKS TO ADJACENT TO RIVERBANK AND FORMATION OF A SEPARATE POND ASSOCIATED WITH CREATION OF A HABITAT BANK.

DETAILS PURSUANT TO CONDITION 3

***'Pre-Commencement Condition 3**: No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:*

- *Grassed areas*
- *The species, number and spacing of trees and shrubs*
- *Details of emergent planting*

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved. '

DETAILS IN DISCHARGE OF CONDITION

Fence type A

The pond and scrapes will be fenced during early establishment to prevent livestock or deer from eroding the edges or disturbing the bed of the pond.

Specification: Use wooden posts 2.1m long, at least 100mm by 100mm square when sawn and steel wire mesh at least 1.05m high when installed. Use additional strands of galvanised steel wire (plain or barbed), use strands of galvanised 4mm mild plain steel wire or 2.5mm barbed wire or high tensile wire.

Erect the steel wire mesh fence to at least 1.05m high when installed, use additional strands of galvanised steel wire (plain or barbed) if you need extra height. Place a straining post (2.4m in length) at every change of direction (horizontal or vertical) and at each end of the fence – you can use suitable bracing to achieve stability. Use intermediate posts at least 1.65m long.

Reed/Rush Type A

Species: Common reed *Phragmites australis*, Duck weed *Lemna spp*., Spiked water-milfoil *Myriophyllum spicatum*, Fennel-leaved pondweed *Potamogeton pectinatus*.

Pot Size: 1 Litre

Management: Plant months April-June. Where failures are identified replant in line with the HMMP.

Reeds and rushes will be planted and encouraged at the pond edge during the establishment stage of pond creation. Once established the pond and scrapes should be allowed to regenerate vegetation naturally as planting can speed up the rate of natural succession, limiting the important early stages of a ponds lifecycle, instead allowing it to mature naturally is best practice.

Woodland Type A

Species: Waterlogging tolerant species such as Goat willow *Salix caprea,* Downy birch *Betula pubescens,* White willow *Salix alba,* Crack willow *Salix fragilis,* Blackthorn *Prunus spinosa*

Management: An area of wet woodland is proposed along the bank tops of the Mans Brook, extending the area of trees currently present on site along the watercourse, and reinstating a historic area of woodland. Planting is to be carried out at 1,600 native whips/ ha with approximately 10% open space. During establishment whips will be vulnerable to browsing by livestock, rabbits, and deer therefore fencing will be used to protect new growth and reduce negative impact from herbivores.

Grassland Type A

Species: Red fescue *Festuca rubra*, Common bent *Agrostis capillaris,* Common knapweed *Centaurea nigra,* Creeping bent *Agrostis stolonifera,* Sweet vernal grass *Anthoxanthum odoratum,* Upright brome *Bromopsis erecta,* Cocksfoot *Dactylis glomerata,* Yorkshire fog *Holcus lanatus,* Meadow foxtail *Alopecurus pratensis,* White clover *Trifolium repens,* Red clover *Trifolium pratense,* Meadow buttercup *Ranunculus acris,* Oxeye daisy *Leucanthemum vulgare,* Soft rush *Juncus effusus,* Yarrow *Achillea millefolium,* Wild carrot

Daucus carota, Fleabane *Pulicaria dysenterica,* Wild angelica *Angelica sylvestris,* Red campion *Silene dioica,* and White campion *Silene latifolia.*

Management: Areas within the redline proposed for grassland enhancement will be managed through both grazing and cutting on rotation to enhance the existing sward. Grazing will be carried out at a stocking density of no more than 0.5 LU /ha, using cattle or sheep to maintain a varied sward height, and to control potential areas of scrub and woody growth. With the sward left to rest for at least 7 weeks between 1st May and 31st July. Where cutting is carried out, cutting at a variety of heights or leaving strips uncut can create the necessary diversity in sward structure best for a variety of species. Controlling where and how often animals are grazing certain areas using a rotational grazing method involving portable electric fencing will allow for management and reduction of bare ground. For the grassland immediately surrounding the ponds the surrounding vegetation should include a buffer strip around the pond comprising of a longer sward. Monitoring of stock surrounding the ponds should be carried out frequently to ensure severe trampling does not occur and banks are not eroded, fencing around the ponds during the establishment phase will aid this monitoring process.

Appended (separately) to this letter is a plan outlining the '*soft and water landscaping works'* being carried out on site.

Please do contact us with any queries.

Yours sincerely,

Neve Clatworthy