roberts + treguer

Planning Department
Development and Building Control
Horsham District Council
Parkside,
Chart Way,
Horsham,
RH12 1RL

10 November 2025

Dear Sir or Madam,

PLANNING STATEMENT
RE: Planning Application ref DC/23/0677 Condition 5

This Planning Statement covers the application to discharge condition 5 as follows:

Pre-occupation Condition: No dwelling hereby permitted shall be first occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report Rev 2 (Urban Edge Environmental Consulting Ltd, July 2023), shall be submitted to and approved in writing by the local planning authority.

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 and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The following drawings and documents from Marian Boswall Landscape Architects are submitted to discharge this condition, showing the biodiversity enhancement features for the scheme:

22130-T066-Hope Farm-Ecological Enhancements Plan RevA
22130-T067-Hope Farm-EEP Plant List RevA
22130-T-512-Details 13 - Water Features-Rev A
22130-T-517-Details 18 - Habitat Features
22130-T-518-Details 19 - Habitat Features

The table below lists the recommended ecological enhancements from Preliminary Ecological Appraisal Report Rev 2 by Urban Edge and states how the recommendation has or will be provided.

Ref	**Recommendations for ecological enhancement (Summary of Urban Edge Text)**	**Response**
R18	Hedgerow creation, to offset hedgerow losses, and / or restoration as part of the landscaping plan for the site will use a range of native shrub species. Fruit, seed, nut and nectar-bearing species will be used preferentially when selecting species for landscape planting, so that food sources are available throughout the year (e.g. hazel, hawthorn, blackthorn, rowan *Sorbus aucuparia* and honeysuckle *Lonicera periclymenum*).	Refer to the drawing 22130-T066-Hope Farm-Ecological Enhancements Plan RevA and 22130-T067-Hope Farm-EEP Plant List RevA
R19	A new pond will be created within the proposed redevelopment to increase habitat availability for species including grass snake, amphibians and invertebrates such as dragonflies. Newly created ponds will be profiled to incorporate a variety of depths, with shallow sloping sides providing access points for wildlife, and planted with appropriate native vegetation. 	Refer to photo left showing pond shortly after construction. See the following drawings for details: 22130-T066-Hope Farm-Ecological Enhancements Plan RevA and 22130-T067-Hope Farm-EEP Plant List RevA and 22130-T-512-Details 13 - Water Features-Rev A
R20	Buffers of less intensively managed vegetation (e.g. coarse grasses and wildflowers, including the use of tussock-forming grass species such as cock's-foot, Yorkshire-fog, tufted hair-grass and false oat-grass) will be created within soft landscaped areas within the development, towards the site boundaries and alongside hedgerows and woodlands. This will help to maintain / enhance ecological connectivity through the site for reptiles, amphibians and small mammals, and provide forage for invertebrates. The unimproved grassland at the southern boundary of the site will be retained and continue to be managed a flower-rich meadow.	Refer to the drawing 22130-T066-Hope Farm-Ecological Enhancements Plan RevA and 22130-T067-Hope Farm-EEP Plant List RevA
R21	The site's landscaping plan will utilise plant species which encourage bats. The Table at Appendix VII lists species of plants that can provide benefit for bats either by providing a food source for insects on which bats feed, or providing additional roosting opportunities (Gunnell *et al.*, 2012). The plant species are predominantly native to Britain, but not all species will be suitable in all situations. The aim is to	The planting includes species from the Appendix VII list including: Acer Campestre, Carpinus Betulus, Ilex Aquifolium, Lonicera Periclymenum, Prunus Spinosa, Rosa

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	encourage a diverse range of invertebrate food sources and increased bat roost potential.	Canina, Viburnaum Lanata and Viburnum Opulus. Refer to 22130-T067-Hope Farm-EEP Plant List RevA
R22	Habitat piles will be created within areas of retained rough grassland or marginal vegetation, at the edges of the site close to tall grassland, scrub, hedgerows, and within the plantation and semi-natural woodland.	Refer to the drawing 22130-T066-Hope Farm-Ecological Enhancements Plan RevA which shows proposed locations of log piles
R23	The value of the site for birds will be enhanced by installing a range of artificial nest boxes. These will be placed on retained mature trees within the development or at the site boundaries, or incorporated within building facades. For instance: ■ New buildings: nest boxes can be installed under the eaves for birds that utilise buildings for nesting, e.g. house martin, house sparrow, swallow and swift. These species are of principal importance, of conservation concern and / or are notable in Sussex. ■ Trees: nest boxes with entrance holes suitable for tit species, woodpeckers and nuthatches, and open-fronted boxes suitable for spotted flycatcher or song thrush, and treecreeper *Certhia familiaris* boxes. ■ Artificial nest boxes for kestrel, barn owl and tawny owl *Strix aluco* can be erected in undeveloped areas, with appropriate habitat management regimes adopted to create areas / corridors of wildflower meadow as foraging habitat for these species.	Refer to the drawing 22130-T066-Hope Farm-Ecological Enhancements Plan RevA which shows proposed locations of various nest boxes and drawings 22130-T-517 and 18
R24	The value of the site for bats will be enhanced by installing a range of artificial roost boxes. These will be placed on retained mature trees within the development or at the site boundaries, or incorporated within building facades. Boxes suitable for a range of species should be used, for instance: ■ New buildings: integral bat tubes can be installed within buildings which face vegetated areas, particularly towards the boundaries of the survey area. ■ Pipistrelles: bat boxes suitable to install on mature trees either within or at the edges of the development include the Schwegler 1FF Flat Bat Box, or equivalent. ■ Noctules *Nyctalus spp*. and brown long eared bats: bat boxes suitable to install on mature trees either within or at the edges of the development include the Schwegler 2F General Purpose Bat Box or the 2FN Woodland Bat Box, or equivalent. ■ Bat boxes should ideally be located south-facing (between south-east and south-west) and above 4m from ground level. They should be installed facing vegetation features such as mature hedgerows or trees, but with a	The new poolhouse is not suitable for bat roosting. The residential buildings to the east have bat roosts and are dealt with by separate planning applications. Refer to the drawing 22130-T066-Hope Farm-Ecological Enhancements Plan RevA which shows proposed locations of bat boxes and drawing 22130-T-517. The large sheds are not habitable and will create minimal artificial light at night.

Ref	**Recommendations for ecological enhancement (Summary of Urban Edge Text)**	**Response**
	clear line of flight for bats exiting the roost, and away from sources of artificial light.	
		Photo of some of the installed bat boxes shown left.

Yours sincerely,

Karen Fuller
On behalf of Roberts and Tréguer