



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Collyers School 82 Hurst Road Horsham West Sussex
DESCRIPTION:	Installation of temporary single storey office building and a single storey double classroom building.
REFERENCE:	DC/26/0655
RECOMMENDATION:	No objection
SUMMARY OF COMMENTS & RECOMMENDATION: A draft HMMP has been submitted. Further comments are listed to be addressed when discharging the HMMP condition. The proposed tree planting has been relocated outside the retained tree RPA and canopy spread, with thanks. It is advised to include decommissioning tree protection measures in the HMMP. The recommended no objection is subject to a no objection from HDC Arboricultural team. It is requested that the location of the proposed tree planting is moved outside of the mature tree RPA and canopy reach.	
MAIN COMMENTS: The comments below pertain primarily to the Biodiversity Net Gain proposal as submitted in the above application. However, it should be noted that these comments are not exhaustive. All other ecology matters will be reviewed by Place Services and NatureSpace, where necessary. The metric calculation tool submitted currently demonstrates that the development will have a +13.29% net gain (+0.02 units) in area habitats. In accordance with HDCs significant on-site criteria, this proposal is not considered significant on-site BNG and therefore a legal agreement to secure the enhancements is not required. A HMMP condition has been suggested below, and this should be submitted alongside the Biodiversity Gain Plan when discharging the deemed pre-commencement biodiversity gain condition. <u>Post-development</u> 1.0 Given the proximity of the temporary buildings to the retained tree line comprising large trees, it is advised to seek comment from the HDC Arboricultural Officer on the retention of these trees in their current condition. Any loss or deterioration of these trees is not considered acceptable, but if the Case Officer deems the need of the development	

overrides this issue and the buildings cannot be relocated, any such loss or deterioration will need to be considered within the BNG assessment and therefore I request to be reconsulted.

1.1 The location of the proposed planting of 2x trees is considered too close to the significant mature trees. These should be moved outside of the RPA, and ideally outside of the canopy reach to ensure successful establishment.

The trees have been moved outside of the RPA and canopy spread of the mature boundary trees and relocated next to the proposed office building. This is welcome. As this building is also temporary, care will be required during decommissioning to avoid damaging these trees and preventing successful establishment and growth. It is recommended that such decommissioning protective measures are detailed in the HMMP.

Draft HMMP

2.0 No draft HMMP has been provided in accordance with HDCs local validation list, however as the on-site proposals are not considered significant and are not complex, a full HMMP has been requested to be secured by condition. It is advised to review Natural England's HMMP checklist, template and companion document for expected content, and inclusion of the targeted condition criteria and how management prescriptions will help to achieve these are essential.

A draft HMMP has been submitted, which is positive. Note that as the HMMP must be in accordance with the Biodiversity Gain Plan which is only finalised at pre-commencement condition stage, the recommended pre-commencement HMMP condition and submission of a final HMMP to discharge, will still be required.

Please see points below to be addressed for the final HMMP:

Grassland

- Please detail method of removing weeds for ground preparation of sowing modified grassland. Note that herbicide use is not supported unless eradicating invasive non-native species as listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).
- Please amend wording in table PM-T02 to remove spraying of herbicide.

Trees

- Please detail tree planting gaps as mentioned in Table UT-T01.
- Please refer to roosting bats with regards to pruning trees and Arboricultural works.
- Please detail method of watering.
- Please detail protective measures during decommissioning stage of temporary structures.
- If possible, it is strongly advised to plant a variety of tree species for climate change resilience.

ANY RECOMMENDED CONDITIONS:

If minded to approve:

Informative –

Scenario 1: BNG Required

Condition

Habitat Management and Monitoring Plan (HMMP)

Pre-Commencement Condition:

The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan, together with a timetable for its provision;
- (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development; and
- (d) management responsibilities of the people or organisation(s) delivering the HMMP

has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, 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 the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	09/06/2026 02/07/2026 23/07/2026