HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Collyers School 82 Hurst Road Horsham West Sussex
DESCRIPTION:	Phased development of a Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking.
REFERENCE:	DC/26/1089
RECOMMENDATION:	No objection ~~More information~~

SUMMARY OF COMMENTS & RECOMMENDATION:

All comments have been addressed, which is positive. A few outstanding comments remain for the HMMP, which can be addressed prior to discharging the S106 obligation.

The metric calculation tool submitted currently demonstrates that the development will have a +10.13% net gain (+0.73 units) in area habitats and a +145.39% net gain (+0.44 units) in hedgerows. ~~More information is required relating to the tree number at baseline which should be forthcoming prior to grant of planning permission, and further clarification is requested with regards to the post-development habitats.~~ Additional comments are made on the submitted draft HMMP, which should be addressed prior to discharging the deemed biodiversity gain condition and S106 obligation.

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 ~~+14.07%~~ +10.13% net gain (~~+1.02~~ +0.73 units) in area habitats and a +145.39% net gain (+0.44 units) in hedgerows. In accordance with HDCs significant on-site criteria, the proposed on-site BNG is considered significant and therefore a legal agreement to secure the delivery will be required. Monitoring reports will ned to be submitted to HDC typically in years 1,2,5,10,15,20,25 and 30, and an upfront monitoring fee will need to be paid. However, please note the below comments may result in modifications that will alter the final BNG calculated figures.

Please note that as this is a phased development, an Overall Biodiversity Gain Plan detailing how the development will wholly achieve the mandatory minimum 10% BNG will be required when discharging the deemed biodiversity gain condition. Prior to commencing each phase, a Phased Biodiversity Gain Plan detailing how that individual

phase contributes towards the overall BNG is required to be submitted to HDC prior to commencement of that phase.

It is noted that it is anticipated that all the BNG will be delivered in the first phase.

Baseline

1.0 The Arboricultural Impact Assessment (AIA) (BDP, 2026) reports in Section 3.2 that a total of 73 individual trees were recorded within the application site. However, 67 are recorded within the biodiversity metric. Please can further clarification be provided on the difference in numbers.

68x trees has been confirmed at baseline, comprising 44x small trees, 20x medium trees, 1x large tree, and 1x very large tree (with a further 2x trees not incl. due to the DBH not meeting the minimum requirement). Concern resolved, with thanks.

Post-development

2.0 The Planning Statement (BDP, 2026) states that 105 (section 10.44) / 106 (section 4.4/4.13) trees are to be planted across the site. However, the metric details 95x trees to be created. Please can the correct number be confirmed for the permanent landscaping.

95x trees has been confirmed. Concern resolved, with thanks.

3.0 The AIA details the removal of 23 trees in Table 2, however the metric only accounts for 21 trees to be removed. Please can further clarity be sought on the difference in these numbers.

4.0 23x trees has been confirmed, however 2x of these trees do not have a DBH to meet the requirement for recording as an individual tree in the metric. Concern resolved, with thanks.

5.0 There are concerns regarding the target condition of good for other neutral grassland. Please see point 8.0 below for further detail.

The target condition has been amended to moderate for other neutral grassland. The creation of such will now be via the form of laying wildflower turf, and therefore the baseline grassland is considered removed and the turf considered creation (previously enhancement). This has been amended in the metric. Concern resolved, with thanks.

6.0 Given the proximity of the rugby and football pitches to the proposed tree avenue, it is advised to erect some temporary fencing during establishment years to prevent accidental damage.

HMMP

7.0 Please include hedgerow retention and creation in the HMMP.

Concern resolved, with thanks. Further detail will be required for how hedgerows will be protected from damage.

8.0 Please note stated area of grassland enhancement in section PM-03 is not quite the same as that presented within the metric.

Concern resolved, with thanks.

9.0 Please note that herbicide use in the first instance is not supported, and manual and/or mechanical means should be explored as the primary methods before resorting to herbicide (unless eradicating species as listed under Schedule 9 of the Wildlife and Countryside Act 1981, as amended). Please amend the wording throughout the HMMP to reflect this.

Concern resolved, with thanks.

10.0	Please note that in some instances, a spring cut will be required to shorten the sward to enable vascular plants to germinate, conditions allowing. This may be important to achieve Condition Criterion F. As such, it is recommended to specify an additional optional cut in early Spring as a remedial action. Cuts are also likely to be done by hand-held machinery due to the dense planting of individual trees. This should be considered, as well as impact of shading, when attempting to achieve a good condition for other neutral grassland. Please note that any conditions not achieved will be in breach of any legal agreement. For these reasons, it is advised to downgrade the proposed condition to moderate as a maximum. Concern resolved, with thanks.
11.0	Please detail the timeframe for when the arisings should be removed after cutting. Concern resolved, with thanks.
12.0	It is advised to adjust the timing of monitoring in Table GH-T02 and UT-T02 to align with the years in which monitoring reports are required to be submitted to HDC (years 1,2,5,10,15,20,25 and 30). Concern resolved, with thanks.
13.0	Please refer to the nesting bird season and taking caution when working around PRFs for individual tree management. This will also apply to hedgerow management, whereby pruning should be undertaken in February to allow for winter fruiting. Concern resolved, with thanks.
14.0	It is strongly advised to add months of management prescriptions in the specified years as guidance for management contractors. Further detail is also requested on how the tree whips will be planted.

ANY RECOMMENDED CONDITIONS:

If minded to approve –

Informative:

Scenario 2 – BNG Required + Phased development

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	04/09/2026 17/11/2026