From: Linsey.King <Linsey.King@horsham.gov.uk>
Sent: 17 January 2025 14:53:39 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: DC/24/1452 - Unit 18, Hilland Farm / Trade Park

Hi Nic,

Thanks for forwarding. I am happy with the amendments and the additional documents provided.

Note that in my response, where I have put Without the above information, HDC cannot be assured that the BNG requirement will be successfully met this is with reference to all the bullet points listed above, not the draft HMMP in isolation.

Whilst it is noted that the Applicant intends to deliver the remaining BNG to meet the 10% requirement on 'another part of the wider site under Dunmoore's control', it is still not clear where this is/what is proposed. It is not strictly required to provide this information during the determination stage; however, we strongly encourage applicants to do so. This is to help reduce delays and the risk of the Biodiversity Gain Plan being refused and the 'general biodiversity gain condition' not being discharged.

Also note, as the remaining BNG will be considered 'off-site', a legal agreement in the way of a planning obligation or a conservation covenant with a Responsible Body will be necessary for the Applicant to register the BNG land on the Biodiversity Gain Site Register. This is essential because to approve the Biodiversity Gain Plan that is submitted to discharge the 'condition', the BNG land must be registered and **allocated** to the development.

If deciding to enter a S106 legal agreement with HDC, we will require monitoring reports in years 2,5,10,15,20,25, and 30 (unless otherwise agreed) and an upfront chargeable monitoring fee to cover our costs for the 30-year period. We will also require a full and complete HMMP to enter such an agreement (this is likely also the case for entering other agreements with Responsible Bodies).

Any questions, let me know.

Best,
Linsey

Linsey King

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From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: Wednesday, January 15, 2025 2:56 PM
To: Linsey.King <Linsey.King@horsham.gov.uk>
Subject: DC/24/1452 - Unit 18, Hilland Farm / Trade Park

HI Linsey

I've just raised another Uniform consultation for this site as we've had some more details through on the BNG. We're hoping to meet the extra Feb committee south meeting on 12th (finalised reports due Friday 24th Jan). I received some extra details on 8th Jan, and some comments from the applicants (copied below), which I am hoping now address all the issues, although I can't make out exactly where the BNG net gain is going to take place?

(From agent): For completeness I've extracted the comments from the BNG Officer, including her latest responses (in blue) and provide our further comments (in red) below to assist:

• Condition assessment sheets and scores to illustrate how the conditions of the habitats identified on-site have been determined.
Received, with thanks.
Noted.

• Baseline or post-intervention habitat maps (or landscape plan)
No maps of habitats at baseline or proposed habitat locations post-development.
I am attaching landscape plans of the approved scheme at Plot 18 (DC/22-1088) and the current proposed scheme. They are substantively the same however you will note the slight reduction in landscape provision with the proposed scheme against the approved one.

• Statement of intent on how 10% BNG will be reached for both area and hedgerow modules. The metric shows a current deficit of 0.15 units for area and 0.16 units for hedgerow. It is still not clear whether there will be bespoke off-site habitat creation and/or enhancements, or whether habitat bank units will be purchased on the BNG market. It is strongly advised that the intention is communicated with the Council prior to determination, to avoid refusal of the Biodiversity Gain Plan needed to discharge the BNG condition.
As confirmed below, we will use another part of the wider site under Dunmoore's control to provide the 0.15 units for area and 0.16 hedgerow units.

• Draft HMMP. At this stage, we need an indication of what condition assessment criteria will be met by year 30 for the proposed on-site habitat creation.
No draft HMMP submitted, however the condition assessment criteria proposed for on-site habitat creation has been provided, with thanks. Without the above information, HDC cannot be assured that the BNG requirement will be successfully met.
Our ecologist advises that he does not think anything is needed for this and we note the BNG Officer appears content with the condition assessments. A HMMP for a few trees and a hedge would be

completely over the top. Strategic significance has been addressed with the attached BNG Design Report and BNG Metric Calculator.

It is not apparent that a desk-study has been undertaken on the Site. A desk-study search can inform on further BNG design, including what botanical species compositions to incorporate to benefit local biodiversity. For example, brown hairstreak (Thecla betulae) is a Sussex BAP and national priority species that is known to be present in the local area, and therefore inclusion of blackthorn into the proposed species-rich hedgerow on-site could provide ecological benefits for this species.
A desk study is a key element of a Preliminary Ecological Appraisal and has not been provided. Therefore, my comment above still stands.
Part of the PEA, previously submitted.

Metric
The baseline entries do not match the descriptions as per the Preliminary Ecological Appraisal. Within the metric, the baseline currently comprises developed land;sealed surface, introduced shrub, urban tree and species-rich hedgerow with trees (which is similar for post-intervention), however the PEA only refers to improved grassland being on site (note – grassland condition is not stated in the PEA report). Grassland habitat aligns with aerial imagery and the habitat that can be viewed from the adjacent plot.
Resolved, with thanks. Noted.

Strategic significance
The entirety of the site falls within The Mens and buffer and associated Barbastelle flightlines Biodiversity Opportunity Area (BOA). All habitats listed within the BOA profile (i.e., lowland meadow, wood-pasture and parkland, and woodland) would need to be assigned as having a high strategic significance within the metric, both at baseline and post-intervention. Given that none of these habitats have been identified on site, and the entirety of the site also falls within a High Potential Site for the Wilder Horsham District Nature Recovery Network, all other habitats with biodiversity value as determined by the biodiversity metric, at both baseline and post-intervention, should be assigned as having a medium strategic significance within the metric.
More information on how the Council consider strategic significance prior to publication of Local Nature Recovery Strategies can be found on our BNG webpage.
This has not been addressed.
Addressed within the attached BNG Design Report and BNG Metric Calculator.

Kind regards
Nic

Nicola Pettifer

Senior Planning Officer

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Horsham District Council
50 YEARS

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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.