PLAINVIEW
Planning Consultants
PART OF MCLOUGHLIN PLANNING

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Plainview Planning
De La Bere House
Bayshill Road
Cheltenham
GL50 3AW

[redacted]
W: https://plainview.co.uk

Dear Sir/Madam

DC/24/1221 - Construction of Agricultural Barn - Meadow Farm, Pulborough

1. Planning permission has recently been granted at Meadow Farm for the construction of an agricultural barn. The permission was granted subject to conditions with Condition 3 requiring the submission of biodiversity enhancement details prior to occupation of the building.

2. Condition 3 sets out the following:

   "Pre-Occupation Condition: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Arun Ecology, August 2024), 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.

3. The suggested enhancement measures set out in the Preliminary Ecological Appraisal (PEA) prepared by Arun Ecology were limited in their scope due to the low impact of the development. They included:

   - *Two bird boxes to be mounted on the proposed structure.*
   - *Two solitary bee boxes to be mounted within the development boundary; and*
   - *One small refugia/ hibernaculum (such as a log pile or constructed form mixed materials such as rubble, logs and soli) suitable for GCN and reptiles*

to be created within the wider site ownership boundary and be placed within suitable grassland or orchard habitat or nearby to the newly constructed pond.

Bird Boxes

4. The building will be fitted with an RSPB Apex classic nest box and an RSPB Sparrow terrace nest box. The proposed bird boxes are shown below.

Insert 1: Apex Nest Box



Insert 2: Sparrow Terrace Nest Box



5. The boxes are to be positioned on the north and east elevations of the building to avoid the prevailing wind. These elevations will also ensure that the nest boxes do not overheat by keeping them out of strong sunlight later in the day.
6. The locations of the proposed bird boxes are shown at Appendix A.

Bee Boxes

7. Two National Trust Apex Bee and Insect Houses will also be fitted to the building. These will be positioned on the east-facing elevation so that they benefit from morning sunlight which helps warm the bees and encourage activity. The proposed bee box is shown below.

Insert 3: Proposed Bee & Insect House



8. The locations of the proposed bee boxes are shown at **Appendix A**.

GCN & Reptile Hibernaculum

9. A single reptile hibernaculum will be installed within an existing orchard at the site, as per the recommendation within the PEA. It will consist of logs, dead wood, and rubble. It will be covered with soil and moss and seeded with wildflowers. An example of what the proposed hibernaculum could look like is shown below.

   Insert 4: Example illustration of hibernaculum



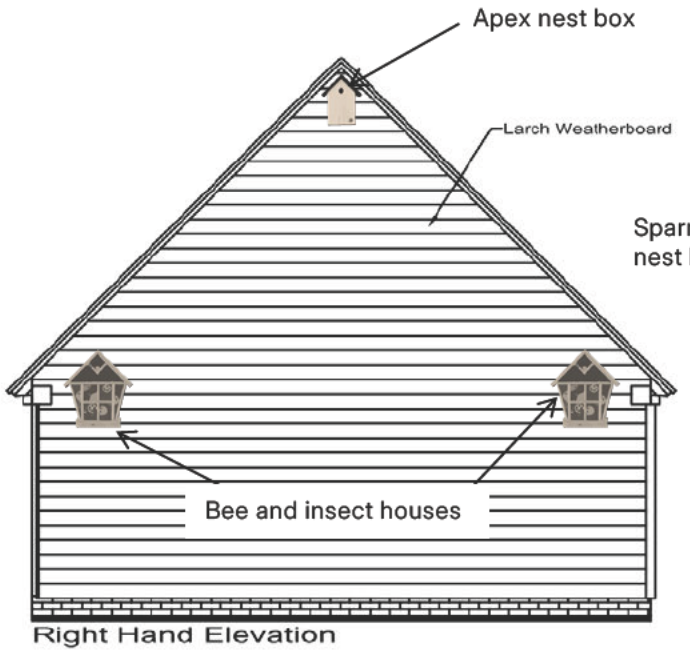
10. The location of the proposed hibernaculum is shown at **Appendix B**.
11. In summary, the submitted details address the requirements of Condition 3 by providing Biodiversity Enhancements in line with the measures outlined in the Preliminary Ecological Appraisal.
12. The bird boxes, bee boxes, and hibernaculum have been carefully selected and positioned to ensure they deliver meaningful biodiversity enhancements. These measures are deemed to be proportionate to the low-impact nature of the development. On this basis, the submitted details are considered suitable to discharge Condition 3.

Yours Faithfully

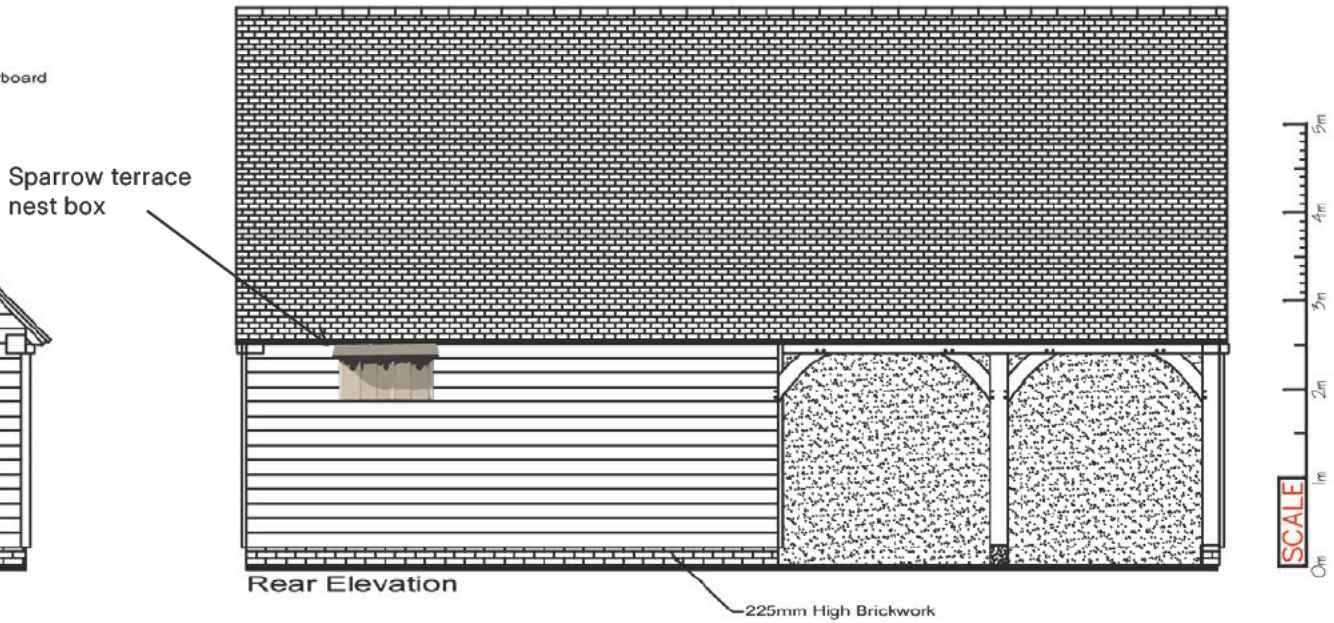
[redacted]

A: De La Bere House, Bayshill Road, Cheltenham, GL50 3AW

Appendix A – Location of Bird and Bee Boxes



East Elevation



North Elevation

Appendix B – Location of Hibernaculum

