

**From:** Megan Smith <MSmith@eceplanning.com>  
**Sent:** 25 February 2025 09:42:21 UTC+00:00  
**To:** "Stephanie.Bryant" <Stephanie.Bryant@horsham.gov.uk>; "Planning" <planning@horsham.gov.uk>  
**Cc:** "Chris Barker" <cbarker@eceplanning.com>  
**Subject:** RE: P2027i - Furners Lane, Henfield

Hi Stephanie and Horsham Planning Team,

Thank you for the below update.

I note that Stephanie is on leave this week, [@planning@horsham.gov.uk](mailto:@planning@horsham.gov.uk) please can you pass this along to the Housing Officer.

We are seeking to work out the off-site affordable housing contribution for DC/24/1538.

The scheme is for 29 units, of which 10 affordable units will be provided on site. We acknowledge that HDPF requires 35% affordable provision therefore we must provide an off-site contribution of 0.15 dwellings. (35% of 29 equates to 10.15)

On this basis we have calculated the below figure, using the Planning Obligations and Horsham Housing SPD (September 2017):

- Private GIA = 27,940 sqft or 2,595.8 sqm
- Multiply this by HDC's rate of £280/sqm = £726,824
- This is our off-site contribution of affordable based on 35% which equals 10.15 units. But we are providing 10 units on-site, so need to work out the value of 0.15 units.
- So we divide £726,824 by 10.15 and then multiply it by 0.15 to get the value we need. This gives £10,741.24 as a financial contribution.

Please can you confirm that this approach and contribution figure is correct?

Thank you

Kind Regards

**Megan Smith MRTPI (she/her)**  
Senior Planner

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**From:** Stephanie.Bryant <Stephanie.Bryant@horsham.gov.uk>  
**Sent:** 21 February 2025 13:39  
**To:** Megan Smith <MSmith@eceplanning.com>  
**Cc:** Chris Barker <cbarker@eceplanning.com>  
**Subject:** RE: P2027i - Furners Lane, Henfield

Dear Megan,

Thank you for providing this updated information as discussed. I've passed on to the relevant consultees for comment in the next week.

The HMMP condition allowing updated pre-commencement submission shouldn't be an issue but I am seeking clarification on this approach with GCN PMS to confirm whether this would meet legislative requirements and will come back to you on that point accordingly.

Subject to these amendments addressing the outstanding concerns and that comments are received accordingly within the next week, this application can still make the March south committee on 18<sup>th</sup> March. Upon my return from leave (w/c 3<sup>rd</sup> March) I should be in a position to confirm this. Where this is not the case, this application would then be taken to the next south committee on 15<sup>th</sup> April. Please note that in both cases, I will be unable to present this at committee due to antenatal and maternity leave commitments, however I will ensure the officer who does is fully briefed. Also to confirm as discussed, should the applicant prefer to wait until the GCN surveys are complete in April, this would not meet the April committee deadlines and therefore the next available committee would be 20<sup>th</sup> May.

I shall be in touch following my leave with an update on this.

Kind regards,  
Steph

**Stephanie Bryant**

Senior Planning Officer

**Telephone:** 01403 215081

**Email:** [Stephanie.Bryant@horsham.gov.uk](mailto:Stephanie.Bryant@horsham.gov.uk)





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

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**From:** Megan Smith <[MSmith@eceplanning.com](mailto:MSmith@eceplanning.com)>

**Sent:** 21 February 2025 13:04

**To:** Stephanie.Bryant <[Stephanie.Bryant@horsham.gov.uk](mailto:Stephanie.Bryant@horsham.gov.uk)>

**Cc:** Chris Barker <[cbarker@eceplanning.com](mailto:cbarker@eceplanning.com)>

**Subject:** P2027i - Furners Lane, Henfield

Dear Stephanie,

Further to our discussions over the past couple of days, please see the following attached documents to address the outstanding matters for the application DC/24/1538.

To address the additional info requested by WSCC Highways, we include:

- RSA Auditor's response to additional parking south of the access to Furner's Lane. We have also included additional tracking showing a parked van and car as per what is parked there on Google Street View. Whilst the refuse vehicle does need to run over the northbound lane on entry, can still make the movement without conflict with parked vehicles so should not be an issue and has been agreed by the auditor.
- A Map showing the proposed location of footway improvements to the centre of Henfield Village
- Updated Site Plan to include hatching for the disabled visitor parking bays

We trust this addresses the WSCC Highways Officer.

To address the additional Ecology comments, we include:

- A Precautionary Method Statement for GCN – as discussed this is the approach the applicant wishes to move forward with in relation to GCN.
- An updated Draft HMMP to address the additional comments from the Ecology Officer.

Please note, we ask that both the Precautionary Method Statement planning condition and the draft HMMP condition require updated reports to be submitted **prior to commencement**.

We ask this as the government standing advice states:

*If you're making significant on-site enhancements, you need to describe how you'll maintain and monitor the habitat enhancement. You should submit a HMMP with the biodiversity gain plan. You should also submit a [draft](#) HMMP with your planning application.*

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

It also states -

*The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development*

*The plan must be submitted in writing, no earlier than the day after planning permission has been granted.*

<https://www.gov.uk/guidance/biodiversity-net-gain#submission-of-the-biodiversity-gain-plan>

Paragraph: 031 Reference ID: 74-031-20240214

In addition to this, note that in respect of the comments made under the Landscape Plan section, the Ecology Officer is not quite correct. The landscape strategy identifies the vegetation along the 'northeast to southeast of the site with enhancement' as existing hedge and scrub, so there is no conflict with the ecology report. Similarly, there is no enhancement of the hedgerows proposed on the landscape strategy so this has not been included in the BNG assessment.

Finally, in the absence of detailed planting plans and agreement as to how the site will be managed e.g. the extent of any obligation on the management company to manage new and existing habitats, the inclusion of new hedgerows within the Metric should only be considered to be illustrative. Such detail will be confirmed and agreed via the discharge of the Statutory BNG condition and submission of the Biodiversity Gain Plan at that point. This detail does not need to, and cannot, be agreed at this point in the planning process.

Please can you confirm receipt of the above. Please can you confirm that based on receipt of this we will be on the agenda for the March Planning Committee. Please can you clarify the exact date for this?

Happy to discuss if you have any queries.

I hope you enjoy your leave next week.

Kind Regards

**Megan Smith MRTPI (she/her)**

Senior Planner

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