



## DELEGATED APPLICATIONS - ASSESSMENT SHEET

### APPLICATION NO./ADDRESS:

DISC/26/0115

Merryhill, Storrington Road, Thakeham, West Sussex, RH20 3ED

### DESCRIPTION:

Approval of details reserved by conditions 4, 5 and BNG to approved application DC/25/0944.

### RELEVANT PLANNING HISTORY:

|            |                                                                                                         |                                     |
|------------|---------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/25/0944 | Erection of barn for use by Merryhill Mushrooms business, acoustic fencing and alterations to driveway. | Application Permitted on 04.11.2025 |
|------------|---------------------------------------------------------------------------------------------------------|-------------------------------------|

### PLANNING ASSESSMENT

Planning Application DC/25/0944 was granted consent on 04.11.2025. This permission was for the following:

#### **Erection of barn for use by Merryhill Mushrooms business, acoustic fencing and alterations to driveway.**

Consent is sought to discharge the details reserved by conditions 4, 5 and BNG: -

#### **Condition 4:**

***Pre-Installation Condition:*** No external plant/machinery (if required) shall be installed until a plan detailing the location, type, and specification of any proposed external plant/machinery (including but not limited to refrigeration and air conditioning units) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.

***Reason:*** To ensure that any external plant or lighting does not result in unacceptable harm to the visual amenity of the area or the residential amenity of nearby occupiers and to ensure compliance with Policy 33 of the Horsham District Planning Framework (2015).

The application is accompanied by a Ground and First Floor External Fan Details Plan DE1223 / 04, with the details considered sufficient to minimise the potential for any adverse noise impact from the installation of the external condenser unit. The submitted details are therefore considered acceptable.

#### **Condition 5:**

***Pre-Commencement (Slab Level) Condition:*** A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology, May 2025) shall be submitted to and approved in writing by the local planning authority.

*The content of the Biodiversity Enhancement Layout shall include the following:*

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

*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.*

*Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).*

The application is accompanied by a Biodiversity Enhancement Strategy which sets out a series of measures which are considered appropriate and proportionate to the approved development. The submitted details are considered acceptable.

**Statutory BNG Condition:**

*Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:*

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

*The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.*

The submitted Biodiversity Gain Plan and supporting documentation are considered sufficient to discharge the statutory biodiversity gain condition.

The applicant has provided a completed Biodiversity Gain Plan which confirms how a minimum 10% biodiversity net gain will be achieved. The plan is supported by the statutory biodiversity metric calculation, baseline habitat survey, condition assessments, and a proposed habitat plan, demonstrating a robust evidence base for assessment.

The submission confirms that on-site measures alone cannot achieve the required net gain due to site constraints. As such, a combination of on-site mitigation and off-site biodiversity units has been proposed.

Importantly, the off-site provision has been appropriately secured. The applicant has entered into a unit purchase agreement and provided certificates confirming that the required biodiversity units have been reserved and purchased from a registered habitat provider. These units exceed the identified shortfall and are to be secured via a conservation covenant under Section 117 of the Environment Act 2021, ensuring long-term delivery and management of the habitat enhancements. The plan also confirms that there are no irreplaceable habitats affected and that existing priority habitat features, including hedgerows, will be retained and protected on-site.

Overall, the submitted information demonstrates that the development will achieve the required biodiversity net gain, that impacts have been appropriately avoided and mitigated, and that off-site enhancements are appropriately secured. The statutory biodiversity gain condition can therefore be discharged.

**Recommendation: Application Permitted**

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**Plans list for: DISC/26/0115**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

| Plan Type            | Description                                                 | Drawing Number    | Received Date |
|----------------------|-------------------------------------------------------------|-------------------|---------------|
| Supporting Statement | Biodiversity enhancement strategy                           | C-NJA-019-003-001 | 01.04.2026    |
| Supporting Docs      | Covering letter                                             | 23/273            | 01.04.2026    |
| Site plan            | Proposed                                                    | DE1223 / 06       | 01.04.2026    |
| Elevation plan       | Proposed and sections                                       | DE1223 / 05       | 01.04.2026    |
| Floor plan           | Proposed ground floor, first floor and external fan details | DE1223 / 04       | 01.04.2026    |
| Supporting Docs      | BNG Gain Plan Rev 2                                         | NONE              | 29.04.2026    |
| Supporting Docs      | BNG Summary Page                                            | NONE              | 29.04.2026    |
| Supporting Docs      | BNG Metric Rev 2                                            | NONE              | 29.04.2026    |
| Supporting Docs      | BNG Unit Reservation Certificate Dated 30.03.2026           | NONE              | 07.04.2026    |
| Supporting Docs      | BNG Unit Reservation Certificate Dated 31.03.2026           | NONE              | 07.04.2026    |
| Details plan         | BNG Baseline Habitat Plan                                   | NONE              | 29.04.2026    |
| Details plan         | BNG Proposed Habitat Plan                                   | NONE              | 29.04.2026    |

## **DELEGATED**

Case Officer sign/initial      Shazia Penne      Date: 22.06.2026

Authorising Officer sign/initial      Guy Everest      Date: 13.07.2026