



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0124

Meadowhurst, Lyons Road, Slinfold, West Sussex, RH13 0QS

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3, 4 And BNG Gain Plan DC/25/0196

RELEVANT PLANNING HISTORY:

DC/25/0196	Erection of a barn for the mixed use of stabling of private horses and the storage of hay / plant and machinery.	Application Permitted on 09.02.2026
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PLANNING ASSESSMENT

Planning Application DC/25/0196 was granted consent on 09/02/2026. This permission was for the following:

Erection of a barn for the mixed use of stabling of private horses and the storage of hay / plant and machinery

Consent is sought to discharge the details reserved by conditions 3 and 4 -

Condition 3:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted an Arboricultural Method Statement and a Tree Protection Plan which covers the required details as above. These documents detail the sequence of works, protective measures to be undertaken (including protective fencing and ground boarding), construction methods and monitoring and supervision methods.

As part of this application process, the council's Arboricultural Team have been consulted, who have raised no objections in connection to condition 3. The requirements of the condition have been satisfied.

Condition 4:

Pre-Commencement Condition: No development shall commence until a Method Statement detailing the 'No-Dig' approach (and including details of an appropriate system) for the laying of the hardsurfacing within the Root Protection Areas of the trees, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried retained strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted details confirm the 'No-Dig' approach to be utilised, which includes cross-section drawings of this approach, proposed methods and materials and onsite supervision. The council's Arboricultural Team have been consulted, commenting that in line with the Design recommendations of BS 5837, new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. This refers to any new hard surfacing within the RPA, regardless of the construction method.

In this example, the proposed new access to the building passes in between the two Lime trees T37 and T39, protected under TPO/0427. This new surfacing between the trees, whilst being laid by means of a 'No-Dig' approach, would go above the maximum 20% threshold of these tree's RPAs. As such, in its current form, the development is not deliverable in a manner that meets with the requirements of BS5837.

The proposed above-ground "No-Dig" construction for the new access is acknowledged as an appropriate method for laying hard surfacing within a Root Protection Area. However, it is also recognised, in line with the advice of the Council's Arboricultural Officer, that the extent of new surfacing within the RPAs of T37 and T39 would exceed the 20% threshold set out in BS5837, and therefore does not fully accord with that guidance. Notwithstanding this identified conflict, it is considered, on balance, that the proposed approach represents the most reasonable and pragmatic solution in this instance. The scheme enables the retention of both protected lime trees and preserves the established tree line, which is a significant material consideration. Alternative options would likely result in greater arboricultural harm, including potential tree loss or more extensive root disturbance elsewhere on the site. While there remains a risk of adverse impacts arising from soil compaction and disturbance, these are capable of being mitigated to some degree through the proposed construction methodology and supervision. Accordingly, it is considered that, on balance, the proposal delivers an acceptable outcome in arboricultural and planning terms, and the requirements of the condition can therefore be considered to have been satisfactorily addressed.

Biodiversity Net Gain Plan

Consent is also sought to discharge the Biodiversity net gain plan in accordance to the mandatory requirements of Section 13 of Schedule 7A of the Town and Country Planning Act 1990.

Section 13 Part 2 of Schedule 7A Environment act 2021 (Biodiversity net gain plan required)

13(1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless –

- (a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and
(b) the planning authority has approved the plan (see paragraph 15).

This relates to the condition of a Biodiversity net gain plan being required for planning permissions not falling within an exemption.

The applicant has submitted a Biodiversity net gain plan.

Section 14 Part 2 of Schedule 7A Environment act 2021 (Requirements of a Biodiversity gain plan)

- 14(1) For the purposes of paragraph 13(2)(a), a biodiversity gain plan is a plan which-
- (a) relates to development for which planning permission is granted, and
 - (b) specifies the matters referred to in sub-paragraph (2).

(2) The matters are-

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat,
- (c) the post-development biodiversity value of the onsite habitat,
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- (e) any biodiversity credits purchased for the development, and
- (f) such other matters as the Secretary of State may by regulations specify.

The applicant has submitted a Biodiversity Gain Plan, Biodiversity Metric and Net Gain Assessment which provides an assessment of the pre- and post-development biodiversity value of the site. The metric confirms the following:

Pre-development		Post development	
Habitat Units	7.26	Habitat Units	9.69
Hedgerow Units	0.0	Hedgerow Units	0.00

This demonstrates a 33.53% net gain relating to habitat units, which is achievable by way of onsite biodiversity gain. No off-site biodiversity gains or statutory biodiversity credits are required in this instance, as the required 10% gain is achieved entirely on-site. This will be achieved through the enhancement and management of on-site neutral grassland, increasing species diversity, introducing wildflowers, and creating varied sward structure and microhabitats.

The details are considered to be sufficient and the long-term implementation of enhancements through additional planting would represent functional mitigation. The applicant has therefore demonstrated Biodiversity Net Gain post development. The requirements have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0124Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Gain Plan	NONE	17.04.2026
Supporting Docs	Arboricultural Method Statement	NONE	17.04.2026
Tree plan	Tree Protection Plan	Arbtech TPP 01	17.04.2026
Supporting Docs	BNG Metric Tool	NONE	08.06.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 08/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 12.06.2026