



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0096

Mackley Industrial Estate, Henfield Road, Small Dole, West Sussex, BN5 9XR

DESCRIPTION:

Approval of details reserved by the standard BNG condition to approved application DC/25/2115.

RELEVANT PLANNING HISTORY:

DC/25/2115	Variation of Conditions 1, 4, 9 and 10 and Removal of Conditions 11 and 20 of previously approved application DC/25/0993 (Variation of Condition 1 (approved plans list), removal of condition 5 (rainwater harvesting), variation of condition 11 (water neutrality strategy), removal of condition 12 (post-occupation water consumption and removal of condition 17 (mains water connection) of approved application DC/24/1858 (Demolition of existing building and construction of replacement 1.5 storey community pavilion building with associated parking and access)) Relating to water neutrality, biodiversity and site layout.	Application Permitted on 11.03.2026
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PLANNING ASSESSMENT

Planning Application dc/25/2115 was granted consent on 11.03.2026. This permission was for the following:

Variation of Conditions 1, 4, 9 and 10 and Removal of Conditions 11 and 20 of previously approved application DC/25/0993 (Variation of Condition 1 (approved plans list), removal of condition 5 (rainwater harvesting), variation of condition 11 (water neutrality strategy), removal of condition 12 (post-occupation water consumption and removal of condition 17 (mains water connection) of approved application DC/24/1858 (Demolition of existing building and construction of replacement 1.5 storey community pavilion building with associated parking and access)) Relating to water neutrality, biodiversity and site layout.

Consent is sought to discharge the details reserved by the standard Biodiversity Net Gain condition.

Biodiversity Net Gain 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.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

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 Biodiversity Net Gain plan illustrates the onsite habitat, the pre and post-development biodiversity value of onsite habitat. The Biodiversity Net Gain plan illustrates that there would be no offsite biodiversity gain allocated as this would not be required to meet the minimum 10% increase in Biodiversity value, such that no credits would be purchased.

The area habitat biodiversity change would be 11.72%, and this would involve 0.024ha of modified grassland from a poor condition to good condition providing 0.10 habitat units.

The hedgerow biodiversity change would deliver 0.14 hedgerow units consisting of 0.021 km of species rich native hedgerow in moderate condition to be located towards the north of the parking area. This provides a 101.87% Biodiversity Net Gain in hedgerow units.

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/26/0096

(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	BNG statement	LLD3774-ECO-REP-001-00-BNG	19.03.2026

