



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0054

North End Barn, West Chiltington Lane, Coneyhurst, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and Biodiversity Net Gain to approved application DC/25/1605

RELEVANT PLANNING HISTORY:

DC/25/1605 Creation of a new farm track.

Application Permitted on
06.01.2026

PLANNING ASSESSMENT

Planning Application DC/25/1605 was granted consent on 06.01.2026. This permission was for the following:

Creation of a new farm track.

Consent is sought to discharge the details reserved by conditions Condition 3 and Biodiversity Net Gain.

Condition 3:

Pre-Commencement Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The submission included a detailed ecological enhancement strategy- though the enhancements are limited to the habitat creation (as per the requirement of the BNG condition) the Council's Ecological Consultant raised no objection to the proposal in this instance. The submitted detail is therefore considered satisfactory pursuant to condition 3

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.

The requirements of the condition have been satisfied.

The applicant has provided a completed Biodiversity Gain Plan supported by the statutory biodiversity metric calculation, baseline habitat assessment, post-development habitat plan, and a habitat management and monitoring strategy. The submitted metric demonstrates that the development will achieve a minimum biodiversity net gain of at least 10%, with a reported net gain of 30.58% This exceeds the mandatory minimum gain required by legislation.

The proposal delivers biodiversity net gain entirely on-site through habitat retention and enhancement measures, including native hedgerow planting and tree provision. No irreplaceable habitats are affected by the development, and the biodiversity mitigation hierarchy has been appropriately applied. The scale of biodiversity enhancement falls below the threshold requiring a Section 106 agreement and is capable of being secured through the approved planning condition.

Having regard to the submitted documentation and the statutory requirements, it is considered that the Biodiversity Gain Plan provides sufficient detail to demonstrate deliverability, monitoring arrangements, and long-term management of proposed habitats.

Accordingly, the submitted Biodiversity Gain Plan is considered acceptable and complies with the requirements of the biodiversity gain condition attached to the planning permission. The condition can therefore be discharged.

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/26/0054

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Gain Plan and Ecological Enhancement & Management Strategy	LSPC150226 R.01	16.02.2026
Supporting Statement	Covering Letter		16.02.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 14/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 06.05.2026