Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0135
Mackley Industrial Estate , Henfield Road, Small Dole, West Sussex, BN5 9XR

DESCRIPTION:
Approval of details reserved by condition 3 and BNG Condition to approved application DC/24/1858

RELEVANT PLANNING HISTORY:

DC/24/1858	Demolition of existing building and construction of replacement 1.5 storey community pavilion building with associated parking and access	Application Permitted on 27.02.2025

PLANNING ASSESSMENT
Planning Application DC/24/1858 was granted consent on 27.02.2025. This permission was for the following:

Demolition of existing building and construction of replacement 1.5 storey community pavilion building with associated parking and access

Consent is sought to discharge the details reserved by condition 3 and the standard Biodiversity Net Gain condition.

Condition 3:

Pre- Commencement Condition*: No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor's buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.*

Reason: As this matter is fundamental in the interests of road safety and visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The Site set up plan shows the location of Material Storage containers and the proposed access route and parking options. The 2 storage containers will be placed on site post installation of grasscrete in the northern corner of the site. These will be removed before the hedge planting begins.

Material will be kept in the contractor’s yard and transported to site when needed- or stored within the containers if required.

The applicant is the owner of the wider site to the south with multiple parking options. Deliveries will only be made 8am to 4pm Monday to Friday.

The requirements of the condition have been satisfied.

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 onside 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/25/0135
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Net Gain Statement		23.04.2025
Site plan	Possible Parking Locations		23.04.2025
Supporting Statement	The Statutory Biodiversity Metric Start Page		23.04.2025
Block plan	Existing	ML1133_B02	23.04.2025
Supporting Statement	Ecological Impact Assessment		23.04.2025
Supporting Statement	Biodiversity Gain Plan		23.04.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 4.8.25

Authorising Officer sign/initial RHERMITAGE Date: 24.09.2025