



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0050

Merrion Farm, Bines Green, Partridge Green, West Sussex, RH13 8EH

DESCRIPTION:

Application for Approval of Details Reserved by Condition Biodiversity Net Gain to approved application DC/25/1938

RELEVANT PLANNING HISTORY:

DC/25/1938	Erection of a new milking parlour and feed silo. (Part Retrospective).	Application Permitted on 02.02.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1938 was granted consent on 02/02/2026. This permission was for the following:

Erection of a new milking parlour and feed silo. (Part Retrospective).

Consent is 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 which provides an assessment of the pre- and post-development biodiversity value of the site. This confirms the total pre-development biodiversity value as 0.14 units, with the post-development value as 0.17 units. This demonstrates a 17.40% net gain relating to habitat units, which is achievable by way of onsite biodiversity gain. The total post-development value does not meet the Council's definition of "significant" and as such, no s106 Legal Agreement would be required to secure these. 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 planting of nine native trees.

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/26/0050

(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 Docs	Biodiversity Gain Plan		10.04.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 27/03/2026

Authorising Officer sign/initial Tamara Dale Date: 10.04.2026