Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0185
Top Paddock Farm, Kerves Lane, Horsham, West Sussex, RH13 6RJ

DESCRIPTION:
Approval of details reserved by condition Biodiversity Net Gain Condition to approved application DC/25/0312

RELEVANT PLANNING HISTORY:

DC/25/0312	Siting of a timber clad building to house vending machines for the sale of meat and dairy products produced on the farm.	Application Permitted on 30.05.2025

PLANNING ASSESSMENT

Planning Application DC/25/0312 was granted consent on 30.05.2025. This permission was for the following:

Siting of a timber clad building to house vending machines for the sale of meat and dairy products produced on the farm.

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

Planning permission DC/25/0312 was granted for the siting of a timber clad building to house vending machines for the sale of meat and dairy products produced on the farm. In accordance with Section 13 of Schedule 7A of the Town and Country Planning Act 1990, as amended by the Environment Act 2021, a Biodiversity Gain Plan is required prior to commencement of development.

The applicant has submitted a Biodiversity Gain Plan and accompanying Defra Biodiversity Metric (version 4.0), which provides a detailed assessment of the pre- and post-development biodiversity value of the site. The metric confirms a pre-development baseline habitat value of 1.47 habitat units and a post-development value of 1.62 units, representing a net gain of 10.22% in on-site biodiversity. No off-site biodiversity gains or statutory biodiversity credits are required in this instance, as the required 10% gain is achieved entirely on-site.

The submitted strategy includes:

- Enhancement of existing grassland through sympathetic management.
- Planting of a native hedgerow to provide structural habitat connectivity; and
- Introduction of native tree species to support long-term habitat function and structural diversity.

The enhancements are proposed to be secured and maintained for a mini-mum period of 30 years in line with statutory BNG requirements. The metric and associated information demonstrate that the proposals will deliver measurable net gains for biodiversity in accordance with the Environment Act 2021.

The submitted Biodiversity Gain Plan and Metric are considered acceptable and satisfy the requirements of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021). The strategy appropriately demonstrates how the 10% biodiversity net gain will be achieved and maintained on site, and it is therefore recommended that the condition be discharged in full.

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/25/0185

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Biodiversity Gain Plan 1 and 2		11.06.2025
Plans	Biodiversity Metric		04.08.2025

Design & Access Statement			11.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 05.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.08.2025