Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0008
Architectural Plants Limited , Stane Street, North Heath, West Sussex, RH20 1DJ

DESCRIPTION:
Approval of details reserved by condition 3 and BNG to approved application DC/24/1000.

RELEVANT PLANNING HISTORY:

DC/24/1000	Erection of a ground mounted Solar PV System.	Application Permitted on 29.11.2024

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
HDC Landscape Response: (*Following the provision of additional information*) The information now refers to the 1.5m minimum height the existing hedge must be managed at, is welcomed.

The information remains insufficient to discharge the requirements of condition 3 as no clarity is provided as to what management regime or actions will take place to maintain the proposals for the lifetime of the development and should these ceases, the lack of detail may prove difficult for the enforcement team to action.

Notwithstanding, the nature of the business and association with the BNG requirements gives some comfort that the trees and hedgerow will be looked after and may be protected by other enforcement mechanisms.

PLANNING ASSESSMENT
Planning Application DC/24/1000 was granted consent on 29.11.2024. This permission was for the following:

Erection of a ground mounted Solar PV System.

Consent is sought to discharge the details reserved by condition 3 and the BNG Condition.

Condition 3: -
Prior to Installation: Prior to the installation of the solar panels and any development above slab level of the plant room a Landscape Maintenance Plan, including schedules and specifications for all soft landscape areas, together with a timetable for the lifetime of the panels shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Maintenance Plan shall include details of the arrangements for its implementation and establishment and secure the height of boundary hedgerow. Development shall be carried out in accordance with the approved Landscape Maintenance Plan.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The information provided has confirmed the existing hedge will be maintained to a minimum height of 1.5m. While the Landscape Officer has noted that there is a lack of evidence as to the maintenance of the hedge (in perpetuity) the remainder of the condition requires development in accordance with the Plan, which now includes reference to the height. This is considered sufficient to ensure, so far as is practicable, that the hedge be retained and maintained at 1.5m in height. It is noted that further trees are included through BNG which would provide additional screening. The submitted details are therefore considered acceptable.

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 Biodiversity Net Gain Metric requires the addition of new trees and improved grassland to ensure a 10% net gain at the site. The Biodiversity Net Gain Plan provides details of the location of the 10 additional trees and the planting maintenance plan confirms they will be *Fagus sylvatica* and two *Pinus pinea*. The information submitted also demonstrates the planting of wildflower seeds to provide the improvements to the modified grassland required by the metric.

The submitted details are considered acceptable in respect of the above BNG condition.

Recommendation: Application Permitted

Plans list for: DISC/25/0008
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Site BNG Plan		04.04.2025
Supporting Statement	Planting and Maintenance Plan		09.04.2025
Supporting Statement	BNG Metric		21.02.2025
Supporting Statement	Biodiversity Net Gain Plan		08.01.2025
Supporting Statement	Biodiversity Net Gain Plan		08.01.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 09.07.2025