



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0113
Ranfold Barn , Five Oaks Road, Slinfold, West Sussex, RH13 0RL

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/25/1033.

RELEVANT PLANNING HISTORY:

DC/25/1033	Erection of a new stables block comprising of six stables, a hay barn, tack room, feed room and machinery store. Construction of a sand school.	Application Permitted on 10.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/1033 was granted consent on 10.12.2025. This permission was for the following:

Erection of a new stables block comprising of six stables, a hay barn, tack room, feed room and machinery store. Construction of a sand school.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- (a) All trees on the site shown for retention on approved drawing number Challice Consulting Ltd Tree Protection Plan Ref: TPP AR5844 Rev 1 and associated Arboricultural Method Statement dated October 2025, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application is accompanied by photographs, the HDC Arboricultural Team has reviewed the applicant's submissions for Condition 3 and considers the photos to show fencing broadly in line with the approved AMS and TPP. Condition 3 does not require the submission of details or formal discharge through an Approval of Details application. Rather, it requires that appropriate tree protection measures be installed prior to commencement of development.

Notwithstanding this, the Arboricultural Officer has advised that Condition 5 requires all works to be carried out strictly in accordance with the approved AMS. The AMS also requires the applicant to notify the LPA Tree Officer in advance of the pre-commencement meeting so they can attend and agree tree protection measures.

Condition 4:

Pre-Commencement Condition: *The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:*

- (a) a non-technical summary;*
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and*
- (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.*

has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

The application is accompanied by a Habitat Management and Monitoring Plan (HMMP) prepared by Arun Ecology Ltd (Ref: D-LPE-001-001-001, March 2026) which details the management responsibilities for the on-site habitats created. The details are considered satisfactory to ensure management and monitoring for a period of 30 years. The condition can therefore be discharged.

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.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

[Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\).](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The application is accompanied by a Habitat Management and Monitoring Plan (HMMP) prepared by Arun Ecology Ltd (Ref: D-LPE-001-001-001, March 2026), together with the Biodiversity Gain Plan, Baseline Habitat Plan, Proposed Habitat Plan and supporting Biodiversity Metric. The submitted HMMP includes a non-technical summary, details of the proposed habitat creation and enhancement work required to achieve biodiversity net gain, and long-term habitat management and monitoring measures to maintain the created and retained habitats following completion of the development. The submitted details demonstrate that the development would achieve a biodiversity net gain of 10.24% in area habitat units and 11.70% in hedgerow units, in accordance with the approved Biodiversity Gain Plan. The submitted Biodiversity Gain Plan and associated documentation satisfies the statutory biodiversity gain condition required by Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT
The Applicant is advised that Condition 5 of planning permission reference DC/25/1033 requires all works to be carried out in strict accordance with the approved Arboricultural Method Statement (AMS). The AMS also requires the applicant to notify the Council's Arboricultural Officer in advance of any development commencing so that they can attend and agree the tree protection measures. Prior to development taking place, it is advised that the Applicant contact the HDC Arboricultural Team to agree a site meeting.

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/26/0113
Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Gain Plan	NONE	30.03.2026
Supporting Docs	Statutory BNG Metric Project Name D-LPE-001 Ranfold Barn, Five Oaks Road, Slinfold, West Sussex, RH13 0RL dated 12 March 2026	NONE	07.04.2026
Plans	Existing Baseline Habitat Plan	NONE	30.03.2026
Plans	Proposed Habitat Plan	NONE	30.03.2026

