Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0147
Land To West of Hurston Lane , Hurston Lane, Storrington

DESCRIPTION:

Approval of details reserved by condition Biodiversity Net Gain to approved application DC/24/1299

RELEVANT PLANNING HISTORY:

DC/24/1299	Change of use of agricultural land to equine and installation of a stable building and sand school for private equine use.	Application Permitted on 31.03.2025

PLANNING ASSESSMENT

Planning Application DC/24/1299 was granted consent on 31/03/2025. This permission was for the following:

Change of use of agricultural land to equine and installation of a stable building and sand school for private equine use.

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 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 10.22%, and this would involve the enhancement of grassland, the planting of trees, and the planting of new hedgerow.

The details considered to be sufficient long term implementation of enhancements through additional planting that would represent functional mitigation such that the applicant has 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/25/0147
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Net Gain Metric	NONE	30.06.2025
Supporting Statement	Biodiversity Net Gain Assessment by AEWC Ltd dated July 2024	23-250	30.06.2025
Details plan	Biodiversity Gain Plan	NONE	05.05.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 30th June 2025

Authorising Officer sign/initial Tamara Dale Date: 30 June 2025