



# PLANNING STATEMENT

DISCHARGE OF CONDITIONS 44, 65, 66, 68, 70 AND BIODIVERSITY NET GAIN  
CONDITION OF PLANNING PERMISSION : DC/25/0403

## INTRODUCTION

This Planning Statement has been prepared in support of an application to discharge Planning Conditions 44, 65, 66, 68, and 70 attached to planning permission DC/25/0403 together with the statutory Biodiversity Net Gain Condition.

The submission comprises a coordinated package of arboricultural, construction management, ecological and biodiversity documentation prepared by suitably qualified specialists. The documents should be read alongside the approved planning drawings and supporting information approved under the planning permission.

## PURPOSE OF SUBMISSION

The purpose of this submission is to secure written approval from Horsham District Council to enable the lawful commencement of the relevant phases of development.

The application seeks to discharge the following conditions:

### **Condition 44**

Submission of a scheme for an unsurfaced circular pedestrian route within the blue line land surrounding the southern section of Lot 7, designed to remain barrier-free and ungated.

### **Condition 65**

Submission of an Arboricultural Method Statement detailing retained trees and hedgerows together with construction protection measures.

### **Condition 66**

Confirmation of the implementation of tree protection measures in accordance with BS5837:2012 prior to commencement of development.

### **Condition 68**

Submission of a Construction Environmental Management Plan (CEMP) covering demolition works at Jackson's Farm.

### **Condition 70**

Submission of a Construction Environmental Management Plan (Biodiversity) for demolition works at Jackson's Farm.

### **Biodiversity Net Gain Condition**

Submission of the required Biodiversity Gain Plan(s) in accordance with Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.



## SUPPORTING DOCUMENTS

The discharge application is supported by the following documents:

### Condition 44 -

- Circular Route Strategy
- S24830-026 Permissive Path Plan

### Condition 65 & 66 -

- Arboricultural Method Statement (AMS)
- Tree Protection Plan (within AMS) and BS5837 Protective Measures

### Condition 68 -

- Construction Environmental Management Plan

### Condition 70

- Construction Environmental Management Plan – Biodiversity

### Biodiversity Net Gain Condition

- Overall Biodiversity Gain Plan and Metric
- Phase 1: Jackson's Farm (residential development) and Metric
- Phase 2: Stonehouse Business Park and Metric
- Phase 3: Anaerobic Digester and Metric
- Any associated ecological plans, working methods and landscape drawings where applicable.

Together these documents demonstrate that the development can proceed whilst protecting existing landscape features, safeguarding biodiversity, managing construction impacts and delivering the biodiversity enhancements secured through the planning permission.

## CONCLUSION

This submission provides all information necessary to satisfy the requirements of Conditions 44, 65, 66, 68 and 70 together with the statutory Biodiversity Net Gain Condition attached to planning permission DC/25/0403.

The accompanying technical reports demonstrate that appropriate measures have been incorporated into the development to protect retained trees, safeguard ecological interests, manage demolition and construction activities responsibly, deliver accessible public routes and secure the required Biodiversity Net Gain in accordance with national legislation and the requirements of Horsham District Council.

It is therefore respectfully requested that Horsham District Council confirms that the submitted information satisfactorily addresses the requirements of the above conditions and formally discharges them.