



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0201

High Beech Farm, Hammerpond Road, Plummers Plain, West Sussex, RH13 6PE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/26/0466

RELEVANT PLANNING HISTORY:

DC/26/0466	Demolition of existing stables and erection of a new 'Livestock' barn, and construction of a new gravel road.	Application Permitted on 19.05.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0466 was granted consent on 19.05.2026. This permission was for the following:

Demolition of existing stables and erection of a new 'Livestock' barn, and construction of a new gravel road.

Consent is sought to discharge the details reserved by conditions 3, 4 and 5.

Condition 3:

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

- 1. a non-technical summary;*
- 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- 3. the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain; together with a timetable of its provision;*
- 4. the management measures to maintain habitat identified in the HMMP for a period of 30 years from the completion of development;*
- 5. the monitoring methodology and frequency in respect of the created and/or enhanced habitat(s); and*
- 6. the contingencies and/or remedial actions necessary in response to common risks, and the trigger for these where the results of the monitoring show that the aims and objectives of the HMMP are not being met*

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

Thereafter, the created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

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 applicant has failed to provide completed Biodiversity Gain Plan form and an updated biodiversity net gain (BNG) metric to ensure the development would deliver sufficient biodiversity net gain on site. Therefore, the requirements of condition 3 have not been satisfied, consequently the Local Planning Authority are unable to discharge this condition.

Condition 4:

Pre-Commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The application is accompanied by the Biodiversity Enhancement Plan (Windrush Ecology, June 2026). Following consultation with the Council's Ecology Consultant, it is considered that the submitted Biodiversity Enhancement Plan includes all of the relevant information required by condition 4. Subject to implementation in full of the submitted details, it is recommended that Condition 4 is discharged.

Condition 5:

Pre-Occupation Condition: Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Following consultation with the Council's Ecology Consultant, it is noted that no relevant information relating to lighting has been provided in any format. However, the agent's email received on the 23/07/2026 confirmed that there will be 'no new lighting' added as a consequence of this proposed development. On the basis that there would be no additional new lighting then condition 5 can be discharged.

Recommendation: Split Decision

In respect of this discharge of condition application the following conditions are discharged:
4 and 5

In respect of this discharge of condition application consent is **REFUSED** in relation to condition 3 for the following reason(s):

- 1 The applicant has failed to provide completed Biodiversity Gain Plan form and an updated biodiversity net gain (BNG) metric to ensure the development would deliver sufficient biodiversity net gain on site.

Plans list for: DISC/26/0201

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement	NONE	24.06.2026
Supporting Statement	Biodiversity Enhancement Plan	NONE	24.06.2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Habitat Management & Monitoring Plan	NONE	24.06.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.08.2026