HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Application for Approval of Details Reserved by Condition 44, 65, 66, 68 and 70 to approved application DC/25/0403
DESCRIPTION:	Storage Area A Old Brick Yard Stonehouse Farm Handcross Road Plummers Plain
REFERENCE:	DISC/26/0291
RECOMMENDATION:	No objection (subject to minor amendment) ~~Holding objection / Modification~~

SUMMARY OF COMMENTS & RECOMMENDATION:

All comments below have been addressed, which is positive. One minor amendment remains below - *Please amend the off-site sections of the Overall BGP to reflect the overall metric, not the phased metric.*

~~Several amendments are required to the metrics and biodiversity gain plans prior to a recommendation to discharge the deemed biodiversity gain condition.~~

MAIN COMMENTS:

The comments below relate only to the submission to discharge the deemed biodiversity gain condition and are not considered exhaustive.

As per Para 13 under Schedule 7A of the Town and Country Planning Act 1990:

'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).'

As this development is phased, an overall biodiversity gain plan, detailing how the development will achieve the minimum 10% BNG requirement, must be submitted to and approved by HDC prior to commencement of the development. Additionally, a phase biodiversity gain plan, detailing how that phase contributes towards the overall minimum 10% BNG requirement, must be submitted to and approved by HDC before that phase can begin. It is understood that all phased biodiversity gain plans have been submitted as all phases are due to commence simultaneously.

Overall

Metric

- A trading rule error persists on the overall biodiversity gain plan. As the biodiversity units for Jacksons Farm have been purchased, please input these into the off-site sections of the overall BGP.

  This has been added to the metric. Please amend the off-site sections of the Overall BGP to reflect the overall metric, not the phased.

- The three individual sites do not fall within any mapped habitat priorities of the West Sussex Local Nature Recovery Strategy. As such, as per the metric user guide, all baseline and post-development entries within all metrics should be assigned as low by default. Please can all metrics be amended.

  Concern resolved, with thanks.

Phase

1. Jacksons Farm

   Metric

   - There is a red error box showing on the Headline Results tab, due to the off-site gain register numbers not being the same in the baseline and post-development tabs. Please can this be amended.

   Concern resolved, with thanks.

   - The off-site units are confirmed as allocated on the Biodiversity Gain Site Register.

   Biodiversity Gain Plan

   - Please complete section 5.1.

   Concern resolved, with thanks.

   - Please note Section 8.1 watercourse box should read as zero, not N/A.

   Concern resolved, with thanks.

2. Stonehouse Business Park

   Biodiversity Gain Plan

   - Please amend section 8.1 to show the total post-development units, not the net change.

   Concern resolved, with thanks.

3. Anaerobic Digester (AD) Plant and Main Livestock Building

   Metric

   - There is a discrepancy with regards to retention of hedgerow H28 between the phase metric and overall metric, with a greater loss of c. 80m in the phased metric.

   Concern resolved, with thanks.

   - There is a discrepancy with regards to the length of planting of species-rich native hedgerow by c. 30m between the phase and overall metric.

   Concern resolved, with thanks.

   Biodiversity Gain Plan

   - Please amend section 8.1 to show the total post-development units, not the net change.

   Concern resolved, with thanks.

Note that considering the above amendments, the biodiversity gain plans may also need amending to account for updated BNG figures within the metric. The above amendments are required to discharge the deemed biodiversity gain condition. Please note that the approved BGPs and overall / phased HMMPs will be required to discharge the S106 obligations for BNG.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	13/10/2026 26/10/2026