HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Copse Worthing Road Horsham West Sussex
DESCRIPTION:	Approval of details reserved by condition BNG to approved application DC/24/0622
REFERENCE:	DISC/26/0326
RECOMMENDATION:	More information

SUMMARY OF COMMENTS & RECOMMENDATION:

Several points require addressing prior to recommendation of discharging the deemed biodiversity gain condition. See points 1.0-7.0 below. Please also note the amendment to the red line boundary.

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).'

Please see the comments below which request modifications or more information before recommending discharging the deemed biodiversity gain condition. It is also noted that the red line boundary has changed since the previous assessment. **It is for the Case Officer to comment as to whether this is acceptable.**

1.0 From the BNG information submitted within DC/24/0622, the baseline assessment recorded line of trees and non-native hedgerow on-site. This has since been removed. Please can further clarification be sought on its omittance. Additionally, species-rich native hedgerow is proposed to the south of the site, and therefore please can it be confirmed how the new hedgerow will not overlap or immediately abut the existing hedgerow that was previously identified.

2.0. It would have been expected for the hardstanding to extend to the western boundary to connect with the development proposed in DC/24/0622. Please can clarification be sought on this point. Without the extension, the modified grassland area will need to be delivered and managed for 30 years, preventing any access into the western field without varying the S106/HMMP.

3.0 Please confirm rain gardens have been removed from the scheme.

4.0 Please provide clarification for the increased ditch enhancement from a poor to moderate condition (previously targeted as fairly poor condition).

5.0 Please account for the change in watercourse encroachment on the ditch resulting from the installation of the outfall from the SuDS.

6.0 Please detail how the proposed individual trees within the mixed scrub parcels are separate to the inclusion of trees within the mixed scrub UKHab classification.

7.0 Please ensure all boxes in the Biodiversity Gain Plan are completed. (i.e., Section 1.1, 1.2, 2.4/2.5, 6.1, 6.2). Note that any amendments resulting from the above comments may require amendment of the Biodiversity Gain Plan.

<u>HMMP</u>

Please note that a final HMMP is required to discharge the S106 obligation, along with the approved Biodiversity Gain Plan (resulting from discharge of the deemed biodiversity gain condition). Please consult Natural England's HMMP template, companion document and checklist, for expected content.

Please ensure that all proposed hedgerows are mapped and keyed in accordance with what has been entered in the metric.

If deemed appropriate (in response to point 6.0 above), please include how these trees will be managed separately to the mixed scrub to avoid mismanagement.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	29/10/2026