



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0232

Danefold House , Littleworth Lane, Partridge Green, West Sussex, RH13 8NA

DESCRIPTION:

Approval of details reserved by condition (Biodiversity Net Gain) to approved application DC/25/1023 (Relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works).

RELEVANT PLANNING HISTORY:

DC/25/1023	Relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works.	Permitted 15.07.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1023 was granted consent on the 15th of July 2026. This permission was for the following relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works.

Approval is sought to discharge the details reserved by the BNG condition.

BNG Condition:

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council. This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun. For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

HDC's BNG Ecologist has reviewed the submitted Biodiversity Metric, Impact Calculation, Habitat Management and Monitoring Plan (HMMP) and Biodiversity Gain Plan and confirmed the submitted information is satisfactory, subject to further refinement of the HMMP that are required to be addressed prior to discharge of the s106 legal agreement obligation.

The applicant should note that the approved Biodiversity Net Gain plan is required for the discharge of the S106 obligation. The HMMP will also need to be provided and the BNG Officer has confirmed the amendments expected in the HMMP.

The applicant's attention is drawn to this by way of an informative. With this, the requirements of the BNG condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant should note that the approved Biodiversity Net Gain plan is required for the discharge of the S106 obligation. The Habitat Management and Monitoring Plan will also need to be provided.

The applicant's attention is drawn to the following comments made by the Council's BNG Ecologist on the submitted Habitat Management and Monitoring Plan to resolve prior to discharge of the S106 legal agreement obligation:

HMMP comments 14/01/26 –

- Advise that, if possible, the length of the ONG sward should ideally be kept at no longer than 5cm until early spring, to allow the yellow rattle to germinate. If there is excessive growth over the winter period, an additional cut may be required in February providing ground conditions are suitable. Also, arisings should be removed from the site when dry, and in some cases 1 day to be left in situ is too short a timeframe for seeds to drop.*
- Note that monitoring reports will be required for HDC approval in years 1,2,5,10,15,20,25 and 30. Please amend Section 4 of the HMMP to reflect this.*
- Further information will be required pertaining to responsible person(s) for producing monitoring reports, when known.*
- Note that the extent of replacing failed trees/shrubs for mixed scrub may also extend beyond the first 2 years, to ensure that the mixed scrub habitat is delivered successfully by year 30. Given the likely pressure from deer browsing, it is appropriate to detail fencing requirements if the need arises due to excessive damage.*
- Please add the additional activities to the work schedule: wildflower grassland ground preparation and seeding, and mixed scrub tree/shrub planting.*

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/26/0232

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Habitat Management and Monitoring Plan by The Ecology Co-op Issue Date 6 th January 2026 Project No: P10278		14.08.2026
Supporting Statement	Biodiversity Impact Calculation by The Ecology Co-op Issue Date 1 st December 2025 Project No: P10278		22.07.2026

