



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0092

Greenacres, New Barn Lane, Henfield, West Sussex, BN5 9SJ

DESCRIPTION:

Approval of details reserved by BNG condition to approved application DC/25/0984.

RELEVANT PLANNING HISTORY:

DC/25/0984	Demolition of 2no. existing storage buildings and erection of 3no. replacement single storage barns arranged in a courtyard. Construction of access track and balancing pond. Provision of 2no. parking spaces.	Application Permitted on 09.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0984 was granted consent on 09.12.2025. This permission was for the following:

Demolition of 2no. existing storage buildings and erection of 3no. replacement single storage barns arranged in a courtyard. Construction of access track and balancing pond. Provision of 2no. parking spaces.

Consent is sought to discharge the Biodiversity net gain requirements.

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.

As part of the full application, the applicant submitted a Biodiversity net gain plan *Phlorum Biodiversity net gain assessment (December 2025)*. The proposed plan is considered to provide the required biodiversity net gain. Whilst the plan indicates a reduction of net gain from the assessed metric (12.5% gain compared to 58.4%), the net gain is above the requirement of 10%. The requirements of the BNG condition have therefore been satisfied.

Recommendation: Application Permitted

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/26/0092

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Phlorum Biodiversity net gain assessment (December 2025).	Biodiversity Net Gain V2	12.05.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 12th May 2026

Authorising Officer sign/initial RHERMITAGE Date: 12.05.2026