Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0210
Land South of The Mount Farm, The Mount, Ifield, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 3 and BNG condition to approved application DC/25/0172

RELEVANT PLANNING HISTORY:

DC/25/0172	Erection of agricultural barn and sand school.	Application Permitted on 17.06.2025

PLANNING ASSESSMENT

Planning Application DC/25/0172 was granted consent on 17.06.2025. This permission was for the following:

Erection of agricultural barn and sand school.

Consent is sought to discharge the details reserved by conditions 3 and the BNG condition: -

Condition 3:
Pre-Commencement Condition*: No development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:*

- *The off-site woodland trees to the south of the sand school and to the west of agricultural barn whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground. The fencing shall be erected within 2m of the woodland edge, and those adjacent to the southeast corner, adjacent to the areas of proposed development.*
- *Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
- *Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*

Reasons: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application is accompanied by a supporting statement which includes photos of the tree protection fencing. Officers note that the wording of the condition does not specifically require the submission of details to the Local Planning Authority prior to the commencement of the development, rather that the tree protection measures shall be installed prior to the development commencing. In any case, the

Council's Arboricultural Officer has advised that the installed measures appear satisfactory and that a future site visit will take place to ensure the measures have been retained.

BNG 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.

The submitted information includes Biodiversity Gain Plan, Biodiversity Net Gain Metric and Habitat Management and Monitoring Plan. The biodiversity enhancement plan and HMMP correspond with the approved details and illustrates the area of enhancement to satisfy the 10% net gain. On the basis of the information submitted, the detail is considered satisfactory pursuant to the BNG condition.

Recommendation: Application Permitted

Plans list for: DISC/25/0210
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	29.06.2025
Supporting Docs	BNG Metric	NONE	29.06.2025
Supporting Docs	Habitat Management and Monitoring Plan	NONE	29.06.2025
Supporting Docs	Biodiversity Gain Plan		08.07.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.08.2025