



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Coombelands Equestrian Stane Street Codmore Hill West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 3, 4 to approved application DC/24/0623.
REFERENCE:	DISC/26/0112
RECOMMENDATION:	Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Minor modification to the Biodiversity Gain Plan required to discharge the deemed biodiversity gain condition. Further notes are made on the previously submitted HMMP which is required to discharge the S106 obligation.	
MAIN COMMENTS: The below comments are in relation to the discharge of the deemed biodiversity gain condition under Schedule 7A of the TCPA 1990. Para 13 under Schedule 7A of the Town and Country Planning Act 1990 states: <i>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).</i> <i>(2)The condition is that the development may not be begun unless—</i> <i>(a)a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and</i> <i>(b)the planning authority has approved the plan (see paragraph 15).</i> Para 14 lists the requirements of the Biodiversity Gain Plan (BGP), and Para 15 relates to what matters the LPA need to consider when determining approval of the BGP. It is agreed that most of the required information is present within the submitted BGP and is supported by the metric. However, it is noted that in response to question 4.7 regarding significant enhancements, 'no' has been ticked. This is incorrect, as the BNG proposed at the time of grant of planning permission was considered significant and therefore a legal agreement was completed to secure its delivery. As such, please can this be amended to 'yes'. In addition, 'yes' has been ticked for question 4.12 relating to a HMMP. A HMMP has not been submitted as part of this application to discharge, however it is acknowledged that HMMP documents had been uploaded under the full planning application DC/24/0623 after the consultation period ended. It is understood that the HMMP is an obligation	

within the S106 agreement and therefore the HMMP and approved BGP will need to be submitted separately to discharge the obligation within the S106.

Notes on HMMP

- Management organisation responsibility for implementing the HMMP will need to be finalised.
- The overview of the baseline needs tweaking to reflect the metric entries.
- Table under PM-T01 needs amending to reflect the uplift with regards to the trading rules i.e., the baseline habitat type of modified grassland cannot be traded with native hedgerow.
- Note that the margins should not be kept too low like that of the adjacent retained modified grassland because it needs to achieve criterion B (targeted) and needs to achieve criterion A which will not be possible with an intensive cutting regime. In addition, management will become confusing for contractors if the adjacent grasslands are similar in appearance. Please specify regularity of cutting within April-October. It is advised a minimum of 2-3 cuts a year are included to minimise rigorous grasses and undesirable species taking over. Furthermore, one cut should be undertaken earlier in the year to encourage germination of yellow rattle (*Rhinanthus minor*). Please detail time frame for arisings to be removed from the site and specify that cutting should only be undertaken in favourable weather conditions to avoid churning and compacting the soil.
- Please detail the management prescription to ensure Criteria B2 and B3 are met for native hedgerow creation.
- Please include management of modified grassland habitat to be created.
- It is advised, if possible, to create the hedgerow with a width greater than 1m for structural stability.
- Please detail the monitoring strategy, and refer to HDCs reporting periods of year 1, 2, 5, 10, 15, 20, 25 and 30.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	22/05/2026