



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0220

Mowbray Employment Road, North Horsham, Horsham, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by BNG to approved application DC/25/1543

RELEVANT PLANNING HISTORY:

DC/25/1543	Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.	Application Permitted on 02.07.2026
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/25/1543 was granted consent on 02 July 2026. This permission was for the following:

Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.

Consent is sought to discharge the details reserved by the statutory Biodiversity Net Gain 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 \(www.gov.uk\)](#)

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (with the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

To satisfy the requirements of the Biodiversity Net Gain Condition, the applicant has submitted the following documents:

- BNG Metric
- Biodiversity Gain Plan
- Habitat Management and Monitoring Plan (REV B)

These documents have been reviewed by the Council's Ecology (BNG) Officer who recommended a series of revisions to the documents. These revisions were made by the applicant and it was subsequently confirmed by the Council's Ecology (BNG) Officer they contained sufficient information to allow the condition discharge.

The requirements of the condition have 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/26/0220

(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	NONE REV B	14.09.2026
Supporting Docs	Biodiversity Gain Plan	NONE	24.09.2026
Supporting Statement	BNG Metric	NONE	15.09.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 24/09/2026

Authorising Officer sign/initial Adrian Smith Date: 25/09/2026