



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0112

Coombelands Equestrian, Stane Street, Codmore Hill, West Sussex, RH20 1BQ

DESCRIPTION:

Approval of details reserved by conditions 3 (construction site set-up) and 4 (Biodiversity Enhancement Strategy) and the deemed biodiversity gain condition to approved application DC/24/0623 (Replace warm up area with the erection of a show jumping arena, viewing gallery and provision of grass summer parking area).

RELEVANT PLANNING HISTORY:

DC/24/0623	Replace warm up area with the erection of a show jumping arena, viewing gallery and provision of grass summer parking area.	Application Permitted on 02.07.2025
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PLANNING ASSESSMENT

Planning Application DC/24/0623 was granted consent on 01 July 2025. This permission was for the following:

Replace warm up area with the erection of a show jumping arena, viewing gallery and provision of grass summer parking area.

Consent is sought to discharge the details reserved by conditions 3 (construction site set-up) and 4 (Biodiversity Enhancement Strategy) and the deemed biodiversity gain condition.

Condition 3:

Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant submitted a Construction Environmental Management Plan on 27/03/2026 outlining the various construction management measures to be adhered to on site, covering aspects such as plant, skip location, site access and induction, environmental and dust controls and lighting.

The Council's Environmental Health Officer has been consulted on the submitted document and advised that they have no objection to the condition discharge. The requirements of the condition have therefore been satisfied.

Condition 4:

Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures.
- b) detailed designs to achieve stated objectives.
- c) locations of proposed enhancement measures by appropriate maps and plans.
- d) persons responsible for implementing the enhancement measures.
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The applicant has submitted a series of documents to satisfy this condition, including:

- Biodiversity Enhancement Strategy (South Downs Ecology, March 2026)
- Ecological Enhancement Plan (Version 2 11/03/2026)
- Hedge Plan (2020/21/11 Rev C)

The Council's Ecology Consultant has have reviewed the submitted documents and advised that it contains the detail required by condition 4. They have therefore recommended discharge, subject to implementation in full.

Deemed Biodiversity 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.

To satisfy the requirements of this condition, the applicant has submitted a Biodiversity Gain Plan dated 11th March 2026 which has been reviewed by the Council's Ecologist. The Council's Ecologist recommended only minor amendments relating to incorrectly answered questions, which have been completed by the applicant.

The requirements of the Biodiversity Gain Condition have therefore been satisfied however the applicant is reminded that there is a S106 obligation relating to BNG that will need to be discharged separately. The Council's Ecologist has provided some notes on the Habitat Management and Monitoring Plan which should be considered before the S106 application is submitted.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is reminded that there is a separate S106 Obligation requiring the submission of a Biodiversity Gain Plan and HMMP to the Council which will need to be discharged in addition to the Biodiversity Gain Condition.

The applicant is advised of the following comments from the Council's BNG Ecologist

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.

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/26/0112

(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	Amended Biodiversity Gain Plan	NONE	01.06.2026

