



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Danefold House Littleworth Lane Partridge Green West Sussex
DESCRIPTION:	Approval of details reserved by condition (Biodiversity Net Gain) to approved application DC/25/1023
REFERENCE:	DISC/26/0232
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
MAIN COMMENTS: <u>Biodiversity Gain Condition</u> As per Para 13 under Schedule 7A of the Town and Country Planning Act 1990: <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). (2) The condition is that the development may not be begun unless— (a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and (b) the planning authority has approved the plan (see paragraph 15).'</i> The submitted Biodiversity Gain Plan and accompanying metric are considered acceptable and thus it is recommended to discharge the deemed biodiversity gain condition. The approved Biodiversity Gain Plan will need to be submitted to discharge the S106 obligation. A HMMP will also need to be submitted to discharge the S106 obligation, and the latest HMMP comments listed in the consultation response for DC/25/1023, dated 14 th January 2026, should be addressed prior to discharging the obligation. These comments are appended below for convenience. <i>HMMP comments 14/01/26 –</i> <i>I would advise that, if possible, the length of the ONG sward should ideally be kept at no longer than 5cm until early spring, to allow the yellow rattle to germinate. If there is excessive growth over the winter period, an additional cut may be required in February providing ground conditions are suitable. Also,</i>	

arisings should be removed from the site when dry, and in some cases 1 day to be left in situ is too short a timeframe for seeds to drop.

- *Note that monitoring reports will be required for HDC approval in years 1,2,5,10,15,20,25 and 30. Please amend Section 4 of the HMMP to reflect this.*
- *Further information will be required pertaining to responsible person(s) for producing monitoring reports, when known.*
- *Note that the extent of replacing failed trees/shrubs for mixed scrub may also extend beyond the first 2 years, to ensure that the mixed scrub habitat is delivered successfully by year 30. Given the likely pressure from deer browsing, it is appropriate to detail fencing requirements if the need arises due to excessive damage.*
- *Please add the additional activities to the work schedule: wildflower grassland ground preparation and sewing, and mixed scrub tree/shrub planting.*

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	14/08/2026