Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0175
Squirrels, Old Holbrook, Horsham, West Sussex, RH12 4TW

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/21/2440

RELEVANT PLANNING HISTORY:

DC/21/2440	Demolition of existing bungalow and erection of a replacement three bedroom bungalow with basement.	Application Permitted on 23.03.2022
DC/24/0427	Non Material Amendment to previously approved application DC/21/2440 (Demolition of existing bungalow and erection of a replacement three bedroom bungalow with basement) Relocation of the garage and bungalow and amendments to the property boundary.	Application Permitted on 14.05.2024

PLANNING ASSESSMENT
Planning Application DC/21/2440 was granted consent on 23.03.2022. Consent is sought to discharge the details reserved by condition 3.

Condition 3: *Pre-Commencement Condition: No development shall take place until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.*

(a) Risk assessment of potentially damaging construction activities.
(b) Identification of "biodiversity protection zones".
(c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
(d) The location and timing of sensitive works to avoid harm to biodiversity features.
(e) The times during construction when specialist ecologists need to be present on site to oversee works.
(f) Responsible persons and lines of communication.
(g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
(h) Use of protective fences, exclusion barriers and warning signs.
(i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021 and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a CEMP (Biodiversity). The Council's Ecologist has commented that the details submitted are acceptable and that the requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/24/0175
(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 Docs	CEMP (Biodiversity)		04.07.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 24.07.2024

Authorising Officer sign/initial Adrian Smith Date: 24/07/2024