



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0069

Crays Cottage , Crays Lane, Goose Green, West Sussex, RH20 2LR

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1408

RELEVANT PLANNING HISTORY:

DC/25/1408	Part conversion of existing garage outbuilding to form a residential annexe.	Application Permitted on 20.11.2025
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/25/1408 was granted consent on 20.11.2025. This permission was for the following:

Part conversion of existing garage outbuilding to form a residential annexe.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology, August 2025) has been submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- (a) detailed designs or product descriptions for biodiversity enhancements; and*
- (b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

The application is accompanied by Biodiversity Enhancement Layout. Following consultation with the Council's Ecology consultant, it is considered that the document includes suitable enhancement provisions for the nature of these proposals. The submitted details are therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0069

(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	Biodiversity Enhancement Layout	C-NJA-001-003-001	26.02.2026
Supporting Statement	Covering Letter		26.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.04.2026

Authorising Officer sign/initial Guy Everest Date: 20.04.2026