



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0255

DESCRIPTION:

Application for Approval of Details Reserved by Condition 14 (Biodiversity Enhancement Strategy) to approved application DC/24/2006 Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access.

DETAILED DESCRIPTION:

Planning Application DC/24/2006 was permitted in 08-12-2025. This permitted up to Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access

Approval is now sought for the discharge of Condition 14 (Biodiversity Enhancement Strategy). The details comprises 20134 BES v/dated Biodiversity Enhancement Strategy by aspect ecology dated 05/06/2026.

RELEVANT PLANNING HISTORY:

DC/24/2006	Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access.	Permitted 08/12/2025
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CONSULTATIONS AND REPRESENTATIONS

HDC Consultant Ecologist: *Subject to implementation in full of submitted details, recommend discharge of Condition 14.*

Two Objections received, content summarised below: *recognise need for housing and development but serious concerns this proposal would place unacceptable additional burden on the village; Increase in traffic, pressure on local doctors, water supply, village parking, very high pollution, inadequate infrastructure, strategic gap diminished.*

Other considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective

PLANNING ASSESSMENT

Condition 14 reads as follows:

Pre-commencement (slab level) Condition : As part of each reserved matters application and prior to development above slab level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be 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: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015)

The Council's Ecologist has reviewed the Biodiversity Enhancement Strategy and is satisfied that the submitted information includes the detail required by this condition. The document includes proposals for sufficient biodiversity enhancements for a development of this scale and includes appropriate installation and timetabling details, including ensuring Dormouse nest boxes are installed prior to commencement.

None of the points raised by the two objections are relevant to the determination of this application, which is rule on the acceptability of details pursuant to condition 14 of the outline planning permission.

In the considered view of the Council's Ecologist, the Biodiversity Enhancement Strategy is acceptable pursuant to the condition 14 as Protected and Priority species and habitats would be sufficiently enhanced.

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/26/0255

(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
Plans	20134 BES vf dated Biodiversity Enhancement Strategy by aspect ecology dated 05/06/2026.		05.08.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 01-09-2026

Authorising Officer sign/initial J Hawkes Date: 01.09.2026

