Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0018
Sidelands Wood Farm , Burnthouse Lane, Lower Beeding, West Sussex, RH13 6NN

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/21/1025

RELEVANT PLANNING HISTORY:

DC/21/1025	Conversion of existing barn to a dwelling	Application Permitted on 09.08.2021

PLANNING ASSESSMENT

Planning Application DC/21/1025 was granted consent on 09.08.2021. This permission was for the following:

Application for Approval of Details Reserved by Condition 3 to approved application DC/21/1025

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 shall commence until 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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy 31 of the Horsham District Planning Framework (2015)."

The Applicant has submitted a Biodiversity Enhancement Plan which outlines that impacts on bats would be mitigated through a sensitive lighting scheme and the avoidance of night-time working. Ecological enhancements are also proposed, including the installation of bat and bird boxes to the stable barn and lower barn. It is also proposed to regenerate the hedgerows to the north and south of the property using native species, with new hedging planted along the western boundary.

It is recognised that the Council's Ecologist has requested further information in the form of the number and specification of the bat and bird boxes, along with an indication of these on the submitted map. Further details on the hedgerow species to be planted has also been requested.

Additional information was submitted making reference to the installation of 4no. bird boxes and 2no. bat boxes. This number of bird and bat boxes are considered acceptable.

The Applicant has referred to the Bat Survey Report by Deepdene dated June 2020 submitted as part of the original application. This states the mix of native hedgerow species that could be used as part of the additional hedgerow planting, where these species are considered acceptable to provide ecological enhancements on the site.

The submitted level of detail is considered acceptable, and for the above reasons the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0018

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Bat & Bird Box Installation Proposal and Hedging Species Planting Proposal		26.04.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 13.05.2024