Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0036
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 6 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 6, which reads as follows:

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, providing the finalised details and locations of the enhancement measures contained within the Bat Survey Note (Tyler Grange, January 2023) and the Preliminary Ecological Appraisal and Ecological Impact Assessment ((Tyler Grange, January 2022) shall be submitted to and approved in writing by the local planning authority.

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 conserve and enhance 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) and Policy 31 of the Horsham Development Framework.

To address the requirements of condition 6, the applicant has submitted a Biodiversity Enhancement Strategy (BES). The BES includes:

- a timetable for the implementation of ecological enhancement works and general precautionary measures;
- a detailed soft landscape design for proposed public open spaces, boundary treatments and buildings;
- a site layout mark-up plan illustrating the locations of selected biodiversity enhancements;
- the proposed erection of 2 general purpose bat boxes, 2 bat tiles, and 4 nest boxes;
- confirmation of the Site Management Tam and contractors responsibilities for implementing the works; and
- details of initial after care and long-term maintenance of the bat and bird boxes.

The Ecological consultant has assessed the submission details and are satisfied that the submitted information includes the enhancement details contained within the approved Bat Survey Note and Ecological Impact Assessment as required by condition 6 therefore recommend the discharge of condition 6.

Officers concur with the HDC Ecologist and consider the submitted information is sufficient to meet the requirements of condition 6.

The requirements of condition 6 have been satisfied and can be discharged.

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/24/0064
(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 statement	Biodiversity Enhancement Strategy		04/06/2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 27/06/2024

Authorising Officer sign/initial Adrian Smith Date: 27/06/2024