DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0182
Squirrels, Old Holbrook, Horsham, West Sussex, RH12 4TW

DESCRIPTION:
Approval of details reserved by condition 4 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 4.

Condition 4: *Pre-Commencement Condition: No development shall take place until a Biodiversity Enhancement Strategy for protected and Priority species has been 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) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
(e) Persons responsible for implementing the enhancement measures;
(f) Details of all lighting proposed;
(g) Details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation 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 NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021 and Policy 31 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a Biodiversity Enhancement Strategy. The Council's Ecologist has reviewed the strategy and commented that the details are acceptable. The requirements of the condition have therefore been satisfied.

Water Neutrality
On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. The original proposal for the replacement bungalow was considered water neutral, in that the replacement bungalow didn't result in any additional water use. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes. No adverse effects on the Arun Valley habitat sites will therefore occur.

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/24/0182
(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		15.07.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 30.08.2024

Authorising Officer sign/initial Adrian Smith Date: 30/08/2024