



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0206

Land At 509354 126590, Hilland Road, Billingshurst, West Sussex, RH14 9HN

DESCRIPTION:

Application for Approval of Details Reserved by Condition 10 (Biodiversity Enhancement Strategy) to approved application DC/25/1937 (Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458).

RELEVANT PLANNING HISTORY:

DC/25/1937	Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) relating to water neutrality.	Application Permitted on 08.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1937 was granted consent on 08 January 2026. This permission was for the following:

Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) relating to water neutrality.

Consent is sought to discharge the details reserved by condition 10.

Condition 10:

Pre-Commencement (Slab Level) Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, 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 or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning

Framework (2015).

To satisfy the requirements of Condition 10 the applicant has submitted a Biodiversity Enhancement Strategy (All Ecology, June 2026) which has been reviewed by the Council's Ecological Consultant. They have advised that the proposed enhancements are sufficient and are within appropriate locations, therefore Condition 10 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/26/0206

(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 Strategy	NONE	29.06.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 31/07/2026

Authorising Officer sign/initial Adrian Smith Date: 31/07/2026