



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0045

Hérons Holt, Hurston Lane, Storrington, Pulborough, West Sussex, RH20 4HF

DESCRIPTION:

Approval of details reserved by condition 4 to approved application DC/25/1464

RELEVANT PLANNING HISTORY:

DC/25/1464	Change of use from stables and paddock to commercial use including associated works such as retention of existing stables for use as storage, vehicular access improvement including new gateway, vehicular hard standing, new office building, Portaloo, polytunnel, ground-mounted solar panels, planting tanks, provision of a wildlife pond, and a new native woodland. (Part-Retrospective)	Application Permitted on 18.12.2025
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/25/1464 was granted consent on 18.12.2025. This permission was for the following:

Change of use from stables and paddock to commercial use including associated works such as retention of existing stables for use as storage, vehicular access improvement including new gateway, vehicular hard standing, new office building, Portaloo, polytunnel, ground-mounted solar panels, planting tanks, provision of a wildlife pond, and a new native woodland. (Part-Retrospective).

Consent is sought to discharge the details reserved by condition 4: -

Regulatory Condition: *Within 3 months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Appraisal (Essential Ecology, September 2025) shall be submitted to and approved by the Local Planning Authority.*

The content of the Biodiversity Enhancement Layout shall include the following:

- a) *detailed designs or product descriptions for biodiversity enhancements; and*
- b) *locations, orientations and heights for biodiversity enhancements on appropriate drawings*

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 enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).*

The applicant submitted a Biodiversity Enhancement Strategy which outlines the proposed enhancement measures and other details as highlighted above in the condition. The ecological enhancements include four bat boxes and four bird boxes. Ecology are satisfied that the information

submitted is sufficient and there are no reasons to take a different view, with the submitted details considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0045

(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 Layout		09.02.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.04.2026

Authorising Officer sign/initial Guy Everest Date: 14.04.2026