Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0311
Springlands, Frylands Lane, Wineham, West Sussex, BN5 9BP

DESCRIPTION:
Approval of details reserved by conditions 4 and 5 to approved application DC/26/0294

RELEVANT PLANNING HISTORY:

DC/26/0294	Installation of shed and solar panels on land adjoining Springlands.	Application Permitted on 04.09.2026

PLANNING ASSESSMENT

Planning Application DC/26/0294 was granted consent on 04.09.2026. This permission was for the following:

Installation of shed and solar panels on land adjoining Springlands.

Consent is sought to discharge the details reserved by conditions 4 and 5.

Condition 4:

Pre-commencement condition*: A Precautionary Method Statement for mobile protected and Priority species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected and Priority species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.*

Reason: To conserve 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 (as amended).

The submission included a detailed Precautionary Method Statement for mobile protected and Priority species. The Ecological Consultant raised no objection to the proposal in this instance. The submitted detail is therefore considered satisfactory pursuant to condition 4.

Condition 5:

Pre-commencement condition*: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or 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 and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The submission included a Biodiversity Enhancement Strategy; the Ecological Consultant raised no objection to the proposal in this instance. The submitted detail is therefore considered satisfactory pursuant to condition 5.

Recommendation: Application Permitted

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/26/0311
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Precautionary method statement	none	15.09.2026
Supporting Statement	Biodiversity enhancement strategy	none	15.09.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 06/11/2027

Authorising Officer sign/initial RHERMITAGE Date: 09.11.2026