Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0021
Warren Lodge, Heather Way, Storrington, West Sussex, RH20 4DD

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/24/1046

RELEVANT PLANNING HISTORY:

DC/24/1046	Erection of a single storey side extension.	Application Permitted on 18.12.2024

PLANNING ASSESSMENT

Planning Application DC/24/1046 was granted consent on 18.12.2024. This permission was for the following:

Erection of a single storey side extension.

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

Condition 4:

Pre-Commencement (Slab Level) Condition: *Prior to the development commencing above slab level, A Biodiversity Enhancement Strategy for protected and Priority 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:*

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *detailed designs or product descriptions to achieve stated objectives;*
- *locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);*
- *persons responsible for implementing the enhancement measures; and*
- *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 Local Planning Authority to discharge its duties under the National Planning Policy Framework (2023) and s40 of the NERC Act 2006 (as amended).

The submission included a Biodiversity Enhancement Strategy. Ecology have been consulted and their comments are as follows:
"Subject to implementation in full of the submitted details, we recommend discharge of Condition 4. We have reviewed the Biodiversity Enhancement Strategy (Rosenfeld, January 2025) which has been

submitted in order to discharge Condition 4. We are satisfied that the submitted information includes the detail required by this condition."

The requirements of the condition have been satisfied.

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/25/0021
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Enhancement Strategy		29.01.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 19/03/2025

Authorising Officer sign/initial RHERMITAGE Date: 24.03.2025