Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0202
Sleepy Warren, Maydwell Avenue, Slinfold, West Sussex, RH13 0RE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 to approved application DC/22/0370

RELEVANT PLANNING HISTORY:

DC/22/0370	Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage.	Application Permitted on 10.01.2024

PLANNING ASSESSMENT

Planning Application DC/22/0370 was granted consent on 10.01.2024. This permission was for the following:

Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species 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 to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) under the s40 of the NERC Act 2006 (Priority habitats & species).

The submission was accompanied with a detailed Biodiversity Enhancement Strategy which describes measures to mitigate ecological impacts while enhancing biodiversity on-site, focusing on areas affected by the development and adjacent woodland. The strategy includes native hedgerow and tree planting, reptile and bird habitat creation, installation of artificial wildlife habitats (e.g., bat and bird boxes), and enhancements to grassland and woodland areas. Additionally, it details habitat management plans, monitoring schedules, and construction-phase interventions to protect local species like great crested newts, reptiles, and hedgehogs. The plan aims to balance development with long-term ecological sustainability and comply with planning conditions for biodiversity.

Following initial consultation with the Council Ecological Consultant, further commentary on matters relating to the strategy have been received by the Council (08.10.2024). Following further consultation with the Ecologist, which addressed these concerns, no objection was raised with regards to the additional information. The submitted detail is therefore considered sufficient pursuant to condition 7.

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/24/0202
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Enhancement Strategy dated 06.08.2024	PC/SW/BES/01 01	09.08.2024
Supporting Docs	Applicant Correspondence [re: ecology] dated 07.10.2024		08.10.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 26.11.2024

Authorising Officer sign/initial TDALE Date: 27.11.2024