



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0126

Woodfords , Shipley Road, Southwater, West Sussex, RH13 9BQ

DESCRIPTION:

Approval of details reserved by condition 9 to approved application DC/21/2180 (Biodiversity Enhancement Strategy)

RELEVANT PLANNING HISTORY:

DC/21/2180	Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.	Application Permitted on 11.07.2024
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PLANNING ASSESSMENT

Planning Application DC/21/2180 was granted consent on 11/07/2024 This permission was for the following:

Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.

Consent is sought to discharge the details reserved by condition 9.

Condition 9:

Pre-Commencement Slab Level Condition: No development shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been 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 and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with and Policy 31 of the Horsham District Planning Framework (2015).

The Council's Ecologist has reviewed the submitted Ecological Features Plan EC03 Rev A (Ecology Solutions, September 2025), Hedgehog Highway Plan EC02 Rev D (Ecology Solutions, April 2026), Ecological Enhancement Strategy Plan EC01 Rev D (Ecology Solutions, April 2026) and Appendices comprising Appendix 1 Bat Box Specifications Appendix 2 Hedgehog Highway Specifications,

Authorising Officer sign/initial J Hawkes Date: 27.05.2026