Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0330
Storrington Squash Club, Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 11 (Biodiversity Enhancement Strategy) to approved application DC/25/1951

RELEVANT PLANNING HISTORY:

DC/25/1951	Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) relating to water neutrality.	Application Permitted on 08.01.2026
DC/22/2297	Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (amended plans)	Application Permitted on 30.05.2025

PLANNING ASSESSMENT
Planning Application DC/25/1951 was granted consent on 08 January 2026. This permission was for the following:

Removal of Conditions 9 and 13 of previously approved application DC/22/2287 relating to water neutrality.

Consent is sought to discharge the details reserved by condition 11.

Condition 11:

Pre-Commencement (Slab Level) Condition*: No development shall commence 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 or product descriptions to achieve stated objectives;*
c) *Locations, orientations and heights 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 prior to occupation and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015) and 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).

To satisfy the requirements of Condition 11, the applicant has submitted a Biodiversity Enhancement Strategy Plan (ref. LAR2612-ECO-DRA-0230-P02) which sets out the habitats present on site, their required maintenance and the features proposed to be installed at the site (i.e. bird boxes, bat boxes etc.). This plan has been reviewed by the Council's Ecological Consultation who has advised that it contains sufficient detail required by the condition. The plan has also been reviewed by Officers to ensure it aligns with the proposed hard/soft landscaping (application ref. DISC/26/0331.

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/26/0330
(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
Plans	Biodiversity Enhancement Strategy Plan	LAR2612-ECO-DRA-0230-P02	01.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 10/11/2026

Authorising Officer sign/initial Adrian Smith Date: 11/11/2026