Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0069
Oaklands, Henfield Road, Small Dole, West Sussex, BN5 9XJ

DESCRIPTION:
Approval of details reserved by condition 4 to approved application DC/24/1134

RELEVANT PLANNING HISTORY:

DC/24/1134	Replacement of an existing dwelling	Application Permitted on 18.10.2024

PLANNING ASSESSMENT

Planning Application DC/24/1134 was granted consent on 18.10.2024. This permission was for the following:

Replacement of an existing dwelling

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

Condition 4:

Pre-commencement (Slab Level) Condition: *Prior to any works 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:

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 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 NPPF 2023 and s40 of the NERC Act 2006 (as amended).

The submitted information relating to the Biodiversity Enhancement Strategy in the form of a report and received 28.02.2025 has been reviewed by the Place Services who have advised the information provided with respect to condition 4 is satisfactory and meets the requirements for discharging Condition 4. The requirements of the condition have therefore 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/25/0069

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Enhancement Strategy	NONE	28.02.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 01.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.07.2025