Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0144
Aglands Farm , Picts Lane, Cowfold, West Sussex, RH13 8AN

DESCRIPTION:
Approval of details reserved by condition 4 to approved application DC/24/1608

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/1608 | Change of use of part of an agricultural building to Use Class B8 (storage) and erection of a toilet block (retrospective). | Application Permitted on 05.03.2025 |

PLANNING ASSESSMENT
Planning Application DC/24/1608 was granted consent on 05.03.2025. This permission was for the following:

**Change of use of part of an agricultural building to Use Class B8 (storage) and erection of a toilet block (retrospective).**

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

**Condition 4**:
*'Regulatory Condition: Within two months from the date of this permission a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Assessment Report (AEWC, June 2024) shall be submitted to the local planning authority.*

*The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.*

*Reason: To enhance Protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).'*

The application is accompanied by a Species Enhancement Plan. Following consultation with the Council's Ecology Consultant, it is considered that the submitted information includes satisfactory details required by the above condition 4. The submitted details are therefore considered acceptable.

**Recommendation: Application Permitted**

---

**Plans list for: DISC/25/0144**
(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 |
|---|---|---|---|
| Supporting Docs | Cover Letter | NONE | 02.05.2025 |
| Supporting Docs | Species Enhancement Plan | 24-042 | 02.05.2025 |

**DELEGATED**

Case Officer sign/initial Halima Chowdhury Date: 12.06.2025

Authorising Officer sign/initial Guy Everest Date: 27.06.2025