



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0403

Ivorys, Burnthouse Lane, Cowfold, West Sussex, RH13 8DQ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0973.

RELEVANT PLANNING HISTORY:

DC/25/0973

Installation of solar panels.

Application Permitted on
01.09.2025

PLANNING ASSESSMENT

Planning Application DC/25/0973 was granted consent on 01.09.2025. This permission was for the following:

Installation of solar panels

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for biodiversity enhancements listed in Ecological Impact Assessment (Alex Rosenfeild, May 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

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, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of the National Planning Policy Framework 2024 and s40 of the NERC Act 2006 (as amended)

The applicant submitted a Biodiversity Enhancement Strategy which outlines the proposed enhancement measures and other details as highlighted above in the condition. The ecological enhancements include log piles, bat and bird boxes, invertebrate features and shade tolerant seed mix. The submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0403

(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 Statement	Biodiversity Enhancement Strategy	NONE	17.12.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 12.02.2026

Authorising Officer sign/initial Guy Everest Date: 12.02.2026