Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0287
Sweetmans Barn, The Village, Ashurst, West Sussex, BN44 3AP

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/26/0856

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/26/0856 | Erection of a single storey linked extension and conversion of outbuilding into habitable living space. | Application Permitted on 27.07.2026 |

PLANNING ASSESSMENT
Planning Application DC/26/0856 was granted consent on 27.07.2026. This permission was for the following:

***Erection of a single storey linked extension and conversion of outbuilding into habitable living space.***

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

***Pre-Commencement (Slab Level) Condition****: A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 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 and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 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. The ecological enhancements include log piles, bat and bird boxes. Further details were required by Ecology, which were provided by the applicant. Following the submission of additional information, Ecology were satisfied that the submitted information included the detail required by the condition. The requirements of the condition have been satisfied.

**Recommendation: Application Permitted**

**Plans list for: DISC/26/0287**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | Biodiversity Enhancement Strategy V.2 | NONE | 20.10.2026 |

**DELEGATED**

Case Officer sign/initial Bethan Tinning Date: 03.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 03.11.2026