Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0308
Meadow Farm, Blackgate Lane, Pulborough, West Sussex, RH20 1DF

DESCRIPTION:
Approval of Details Reserved by Condition 3 to approved application DC/24/1221

RELEVANT PLANNING HISTORY:

DC/24/1221	Construction of an agricultural barn.	Application Permitted on 14.11.2024.

PLANNING ASSESSMENT

Planning Application DC/24/1221 was granted consent on 14.11.2024. This permission was for the following:

Construction of an agricultural barn

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Occupation Condition*: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Arun Ecology, August 2024), shall be submitted to and approved in writing by 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 LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

The provided statement states that two bird boxes will be mounted onto the proposed structure, two bee boxes will be mounted within the development boundary and a small hibernaculum will be placed within the existing orchard. Ecology reviewed the submitted information and were satisfied that the details required by the condition have been met. The enhancement measures are considered sufficient, and 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/24/0308
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan		13.12.2024
Supporting Docs	Covering Letter		13.12.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 07.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.02.2025