



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0014

Little Fairseat , Georges Lane, Storrington, West Sussex, RH20 3JH

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4, 5 and 6 to approved application DC/25/1892

RELEVANT PLANNING HISTORY:

DC/25/1892	Removal of Condition 3 of previously approved application DC/24/1870 (Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works) relating to water neutrality	Application Permitted on 13.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1892 was granted consent on 13.01.2026. This permission was for the following:

Removal of Condition 3 of previously approved application DC/24/1870 (Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works) relating to water neutrality

Consent is sought to discharge the details reserved by conditions 4, 5 and 6: -

Condition 4:

Pre-commencement Condition: No development shall take place until an ecological design strategy (EDS) addressing the compensation for the loss of seven trees and five hedgerows has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

- a) *Purpose and conservation objectives for the proposed works.*
- b) *Review of site potential and constraints.*
- c) *Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) *Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) *Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) *Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) *Persons responsible for implementing the works.*
- h) *Details of initial aftercare and long-term maintenance.*
- i) *Details for monitoring and remedial measures.*
- j) *Details for disposal of any wastes arising from works.*

The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

The application is accompanied by a Biodiversity Mitigation and Enhancement Plan. The Council's Ecologist has reviewed the submission, which is considered to fulfil the condition's requirements. The submitted details are considered acceptable.

Condition 5:

Pre-commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until, the BS5837 specification tree protection fencing has been installed the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can agree the in situ BS5837 specification barrier fencing and supervise that condition 10 attached to planning permission to ensure it is fully complied with.

- *Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
- *Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*

Reason: To protect the health and longevity of the trees in accordance with Policy 31 of the Horsham District Planning Framework (2015).

The application is accompanied by an Arboricultural Method Statement. The Council's Arboriculturalist has reviewed the details and confirms that the tree protection is sufficient. The submitted details are considered acceptable.

Condition 6:

Pre-commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting Ltd., October 2024) 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 application is accompanied by a Biodiversity Mitigation and Enhancement Plan. The Council's Ecologist has reviewed the submission, which is considered to fulfil the condition's requirements. The submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0014

(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	Arboricultural Method Statement		16.01.2026
Supporting Docs	Biodiversity Mitigation and Enhancement Plan		16.01.2026
Supporting Docs	Planning Decision		16.01.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.05.2026

Authorising Officer sign/initial Guy Everest Date: 29.05.2026