Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0004
Pulborough Rugby Football Club, Pulborough Road, Cootham, West Sussex, RH20 4HP

DESCRIPTION:
Approval of details reserved by conditions 3, 4 and 5 to approved application DC/22/1585.

RELEVANT PLANNING HISTORY:

DC/22/1585	Erection of a single storey side extension to the existing clubhouse for additional changing facilities with 10no. rooflights. Erection of a single storey Training Barn facility with 8no. rooflights. Installation of 4no. luminaires to the existing floodlight columns to provide lighting for Training pitch located North-West of the site.	Application Permitted on 30.04.2024

PLANNING ASSESSMENT
Planning Application DC/22/1585 was granted consent on 30.04.2024. This permission was for the following:

Erection of a single storey side extension to the existing clubhouse for additional changing facilities with 10no. rooflights. Erection of a single storey Training Barn facility with 8no. rooflights. Installation of 4no. luminaires to the existing floodlight columns to provide lighting for Training pitch located North-West of the site.

Consent is sought to discharge the details reserved by conditions 3 and 4: -

Condition 3:
Pre-Commencement (Slab Level) Condition*: The 4no. luminaires hereby permitted shall not be first used until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment & Bat Scoping Survey (Drummond Ecology, August 2023) has been 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 the first use of the luminaires 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 (Priority habitats & species).

The submission included a detailed ecological report which includes details of the native shrub species to be planted, together with recommended locations. In addition, suitable bat box locations are indicated in the plan, together with bat box specifications. and with a minimum of one integrated bat box in the new build. Following consultation with the Council's Ecological Consultant, no objection was raised with the proposed enhancement strategy. The submitted detail is therefore considered satisfactory pursuant to condition 3.

Condition 4:
***Pre-Use Condition**: The 4no. luminaires hereby permitted shall not be first used a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

The 4no. luminaires shall be installed in accordance with the specifications and locations set out in the scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances shall any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The submission included a detailed ecological report which indicates that, although the flood lighting does not meet the bats and artificial lighting at night ILP guidance note, the combination of timing when the flood lights may not be used (21.30 – 09.00) and the seasonality of the sport during late autumn, winter and early spring will result in a negligible negative impact on bats. Following consultation with the Council's Ecological Consultant, no objection was raised and the submitted detail is considered satisfactory pursuant to condition 4.

Condition 5:
***Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment & Bat Scoping Survey (Drummond Ecology, August 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The submission included a detailed ecological report. The condition requires compliance with the ecological appraisal recommendations. Unless the Council receives information to the contrary it should be assumed that all works are carried out in compliance with the approved document Preliminary Roost Assessment & Bat Scoping Survey. Formal discharge is therefore not required and the description has been amended accordingly.

Recommendation: Application Permitted

Plans list for: DISC/25/0004
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Document	ECOLOGY REPORT		07.01.2025

DELEGATED

Case Officer sign/initial	RHERMITAGE	Date:	18.02.2025
Authorising Officer sign/initial	Guy Everest	Date:	07.03.2025