



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0156

Tanners Farm, Mayes Lane, Warnham, West Sussex, RH12 3SG

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 7 and 8 to approved application DC/25/1833.

RELEVANT PLANNING HISTORY:

DC/25/1833	Removal of Condition 3, 5 and 6 of previously approved application DC/25/0442 (Demolition of existing workshop building and erection of 1no. detached dwelling and associated works. (Application made in the alternative to Prior Approval ref: DC/23/0030)) Relating to water neutrality.	Application Permitted on 09.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1833 was granted consent on 09.01.2026. This permission was for the following:

Removal of Condition 3, 5 and 6 of previously approved application DC/25/0442 (Demolition of existing workshop building and erection of 1no. detached dwelling and associated works. (Application made in the alternative to Prior Approval ref: DC/23/0030)) Relating to water neutrality.

Consent is sought to discharge the details reserved by conditions 7 and 8.

Condition 7:

Pre-Occupation Condition: Prior to occupation, a "lighting design strategy for biodiversity" as recommended in the Bat Emergence Survey report ((ProHort, June 2025) and in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) *identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) *show how and where external lighting will be installed (through provision of appropriate and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should 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 (as amended).

The Applicant has submitted a Master Value LED spot MV, Datasheet EAPIR1BK Polycarbonate single wall light and lighting strategy to discharge Condition 7. The lighting strategy details the methodology for lighting, with a total of 7 lights located around the building, with these adhering to the specifications outlined in the report. The report concluded that it is unlikely that the proposed development and subsequent lighting will have a significant impact on foraging and commuting bats in the area. Ecology were satisfied that the submitted information includes the detail required by the condition. The requirements of the condition have therefore been satisfied.

Condition 8:

Pre-Occupation Condition: *Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained and removed.*
- *Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names*
- *Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels*
- *Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A plan detailing the surfaces, planting and boundary treatment has been submitted to discharge condition 8. The plan indicates the boundary treatment as post and rail fencing, some with natural hedging behind and estate fencing. The surfaces, both permeable and impermeable, will be paving, concrete, gravel, grass and flower beds. It is considered that the proposed hard and soft landscaping plan is sufficient, and Ecology were satisfied that the submitted information included the detail required by the condition, from an ecological perspective. 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/26/0156

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Condition 8, surfaces/planting/boundaries	P-LAND REV A	22.05.2026
Supporting Docs	Master value led spot mv details	NONE	22.05.2026
Supporting Docs	EAMON - 230V IP44 GU10 polycarbonate single wall light with PIR datasheet	NONE	22.05.2026
Supporting Statement	Lighting strategy	Q20428	22.05.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.07.2026