



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0117

Bramber Brooks, (Off) The Street, Bramber, BN44 3WE

DESCRIPTION:

Approval of details reserved by condition(s) 3, 7, 9, 13 to approved application DC/25/1324.

RELEVANT PLANNING HISTORY:

DC/25/1324	Variation of Condition 1 of previously approved application DC/23/1776 (Excavation and creation of wetland ponds, bunds, a raised public access footpath, removal of existing timber bridges and replacement with bridged footpath sections (to allow gaps for conveyance of surface waters on the site) and railings. Installation of coir matting on the banks of the footpath to prevent erosion and destabilisation of the banks along with re-seeding) Relating to the access track.	Application Permitted on 01.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0117 was granted consent on 01 December 2025. This permission was for the following:

Variation of Condition 1 of previously approved application DC/23/1776 (Excavation and creation of wetland ponds, bunds, a raised public access footpath, removal of existing timber bridges and replacement with bridged footpath sections (to allow gaps for conveyance of surface waters on the site) and railings. Installation of coir matting on the banks of the footpath to prevent erosion and destabilisation of the banks along with re-seeding) relating to the access track.

Consent is sought to discharge the details reserved by conditions 3, 7, 9 and 13.

Condition 3:

Pre-Commencement Condition: No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The applicant has submitted a series of documents to satisfy this condition, including:

- Bramber Brook Archaeological Monitoring and Recording Report (ref. 296370.2)
- Condition Monitoring Letter (dated: 20th March 2026)

- Bramber Brook Archaeological Monitoring and Recording – Addendum Report (ref. 4720)

The Council's Archaeological Consultant has reviewed these documents and confirmed that the reports are acceptable and that work was carried out in accordance with the previously approved Written Scheme of Investigation. No remains of archaeological significance were recorded and therefore it is concluded that significant archaeology is confined to the area of the Schedule Monument (1015718).

The requirements of Condition 3 have therefore been satisfied.

Condition 7:

Pre-Commencement Condition: *Within 1 month of the excavation of walkways and before first use of the facilities by visitors a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Protected Species Report September 2023 Revision A4-C02 (JBA Consulting Ltd, October 2023) and Preliminary Ecological Appraisal (JBA Consulting Ltd, August 2023), 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 applicant has submitted a Landscape and Ecological Management Plan (JBA Consulting, October 2026) which has been reviewed by the Council's Ecology Consultant. They have advised that they are satisfied that the report contains sufficient detail to enable the discharge of this condition.

The requirements of Condition 7 have therefore been satisfied.

Condition 9:

Pre-Commencement Condition: *Within 6 months of commencement of development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the local planning authority.*

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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 applicant has submitted a Landscape and Ecological Management Plan (JBA Consulting, October 2026) which has been reviewed by the Council's Ecology Consultant. They have advised that they are satisfied that the report contains sufficient detail to enable the discharge of this condition.

The requirements of Condition 9 have therefore been satisfied.

Condition 13:

Regulatory Condition: *The applicant will submit to the local planning authority a post excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report (if appropriate).*

Reason: *As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).*

As no archaeological remains of significance were found during the initial monitoring required by Condition 3, the Council's Archaeological Consultant has confirmed that a post excavation assessment, analysis and publication report are not required.

The requirements of Condition 13 are therefore satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0117

(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 Statement	Archaeological condition discharge letter	2022s0746_Le01	02.04.2026
Supporting Statement	Covering letter	2022s0746	02.04.2026
Supporting Statement	Landscape and Ecological Management Plan	ENVIMSO000648-JBAU-00-00-RP-EN-0003	02.04.2026
Supporting Statement		296370.2	23.04.2026
Supporting Statement		4720	23.04.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 15/05/2026

Authorising Officer sign/initial Adrian Smih Date: 15/05/2026