Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0048
15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

DESCRIPTION:
Approval of details reserved by condition 7 to approved application DC/22/2010.

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025

PLANNING ASSESSMENT
Planning Application DC/22/2010 was granted consent on 15.01.2025. This permission was for the following:

Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Commencement Condition*: No development shall commence until 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, lsolux 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. 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 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The Council's Ecology Consultant has been consulted, and has reviewed the submitted details, Lighting Layout Rev 02 Drawing Ref 22358/02 (Tamlite Lighting, February 2025), Lighting Calculations (Tamlite, February 2025) and amended Lux Plans (The Ecology Co-op, February 2025). The submitted details are acceptable, and therefore, the requirements of the condition have 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/25/0048

(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
Plans	Lighting Layout	22358/02 2	13.02.2025
Supporting Statement	Lighting Report		13.02.2025
Supporting Statement	Lux Plan Response		13.02.2025

DELEGATED

Case Officer sign/initial Nic Pettifer Date: 18/03/2025

Authorising Officer sign/initial Adrian Smith Date: 18/03/2025