Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0187
Oakhurst Business Park, RSPCA Headquarters, Wilberforce Way, Southwater, West Sussex, RH13 9RS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 to approved application DC/22/2077

RELEVANT PLANNING HISTORY:

DC/22/2077	Demolition of existing building and the erection of 3no buildings to provide flexible industrial and storage and distribution floorspace (Use Class B2/B8) and ancillary office floorspace, with associated hard and soft landscaping, car and cycle parking, supporting infrastructure and retention of existing attenuation pond.	Application Permitted on 04.06.2024

PLANNING ASSESSMENT
Planning Application DC/22/2077 was granted consent on 04.06.2024. Consent is sought to discharge the details reserved by condition 5.

Condition 5:
Pre-Commencement Condition: No development shall commence unless the Local Planning Authority has been provided with either:
a) a licence issued by Natural England, in relation to bats, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
c) a statement in writing from the Natural England, in relation to bats, to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and 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 s17 Crime & Disorder Act 1998.

To comply with the requirements of the condition, the applicant has submitted evidence that a licence application has been submitted to Natural England in relation to bats (Bat Mitigation Licensing Class Licence dated 02/09/24). The Council's Ecologist has commented that the details are acceptable and that the requirements of the condition have been satisfied.

Water Neutrality
On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. The original proposal was assessed and considered water neutral taking into account the previous use of the site and proposed water saving measures. The Council as Competent Authority under its duties imposed by the Habitat

Regulations has therefore 'screened out' this condition application for water neutrality purposes. No adverse effects on the Arun Valley habitat sites will therefore occur.

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/24/0187
(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	Licence Application		19.07.2024
Supporting Docs	NE acknowledgement		19.07.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 03.09.2024

Authorising Officer sign/initial Adrian Smith Date: 03/09/2024