Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0086
Pilgrims Rest, Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:
Approval of details reserved by conditions 4, 6, 13 and 14 to approved application DC/24/1715.

RELEVANT PLANNING HISTORY:

DC/24/1715	Demolition of existing dwelling and erection of a self-build dwelling and garage.	Application Permitted on 14.02.2025

PLANNING ASSESSMENT

Planning Application DC/24/1715 was granted consent on 14.02.2025. This permission was for the following:

Demolition of existing dwelling and erection of a self-build dwelling and garage

Consent is sought to discharge the details reserved by conditions 4, 6, 13, 14.

Condition 4:

Pre-commencement Condition*: No development shall take place until a Reptile Mitigation Strategy addressing the mitigation measures for Slow Worm and Grass Snake has been submitted to and approved in writing by the local planning authority.*

The Reptile Mitigation Strategy shall include the following.
a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and/or working method(s) to achieve stated objectives.
d) Extent and location/area of proposed works on appropriate scale maps and plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works.
h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
i) Details for monitoring and remedial measures.
j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

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

In response to the above condition the applicant has provided a 'Reptile Mitigation Strategy' this document Reptile Mitigation Strategy (The Ecology Co-op, March 2025) has been reviewed by the Ecologist is satisfied the submitted mitigation strategy includes sufficient detail. The mitigation and compensation measures as detailed should be implemented in full.

The requirements of the condition have been satisfied.

Condition 6:

Pre-commencement (Slab Level) Condition*: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

In response to the above condition the applicant has provided a 'Biodiversity Enhancement Strategy' (The Ecology Co-op, March 2025) has been reviewed by the Ecologist and is satisfied that the submitted information includes the detail required by this condition.

The requirements of the condition have been satisfied.

Condition 13:

Regulatory Condition*: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

> *a) a licence issued by Natural England 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 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 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 s17 Crime & Disorder Act 1998.

Correspondence has been received detailing confirmation from Natural England that the site has been registered with a licence as per the requirements of (a) above. Following consultation with the Council's Ecological Consultant, the submitted detail is considered sufficient pursuant to condition 13.

<u>Other Matters:</u>

It is observed that the applicant has requested the discharge of Condition 14. However, since this condition is compliance / regulatory in nature, it does not require formal discharge.

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/25/0086
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Bat Mitigation Class Licence	NONE	14.03.2025
Supporting Docs	Reptile Mitigation Strategy	NONE	14.03.2025
Supporting Docs	Biodiversity Enhancement Strategy	NONE	14.03.2025
Supporting Docs	Bat Migration Licence	NONE	27.03.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 09.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 09/05/2025