



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0225

Woodfords, Shipley Road, Southwater, West Sussex, RH13 9BQ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 8 to approved application DC/21/2180

RELEVANT PLANNING HISTORY:

DC/21/2180	Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.	Application Permitted on 11.07.2024
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PLANNING ASSESSMENT

Planning Application DC/21/2180 was granted consent on 11/07/2024. This permission was for the following:

Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Commencement Condition: No development shall commence on site until the following has been submitted to and approved in writing by the local planning authority in relation to hazel dormice:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or*
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.*

Reason: To conserve protected and Priority 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 s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998) and Policy 31 of the Horsham Development Framework.

The Council's Ecologist has been consulted and has reviewed the European Mitigation Licence (2026-73619-EPS-IT) and the related method statement. Accordingly, the details are satisfactory to discharge condition 8.

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/26/0225

(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	European Mitigation Licence	2026-73619-EPS-MIT	17.07.2026
Supporting Statement	WORK SCHEDULE FOR HAZEL DORMOUSE LICENCE	WML-A35a-E5a&b	17.07.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 12.08.2026

Authorising Officer sign/initial J Hawkes Date: 15.08.2026