



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0251

DESCRIPTION:

Application for Approval of Details Reserved by Condition 6 (Hazel Dormouse) to approved application DC/24/2006 (Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access).

DETAILED DESCRIPTION:

Planning Application DC/24/2006 was permitted in 08-12-2025. This permitted up to Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access

Approval is now sought for the discharge of Condition 6 (Hazel Dormouse). The details comprises vf1/CB/DS Dormouse Statement Dated 05/06/2026 by Aspect Ecology June 2026.

RELEVANT PLANNING HISTORY:

DC/24/2006	Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access.	Permitted 08/12/2025
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CONSULTATIONS AND REPRESENTATIONS

HDC Consultant Ecologist: *Subject to implementation in full of submitted details, recommend discharge of Condition 6.*

Other considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective

PLANNING ASSESSMENT

Condition 6 reads as follows:

Pre-commencement Condition : As part of each reserved matters application and prior to commencement of development, any works which will impact the breeding / resting place of Hazel Dormouse, 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) authorising the specified activity/development to go ahead; or b) 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 and Policy 31 of the Horsham District Planning Framework (2015) and Policy 15 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

The Council's Ecologist has reviewed the Dormouse Statement vf1/CB/DS dated 05/06/2026 and is satisfied that the submitted information includes the detail required by this condition.

The applicant has provided a statement to satisfy section B of Condition 6, to highlight why it is considered this application does not require a Hazel Dormouse mitigation licence. The Council's consultant Ecologist is satisfied with the justification provided and the indication that the works will be overseen by a suitably licensed ecologist, undertaking pre-works checks. The document highlights that the identified suitable habitat will be retained and enhanced.

The Council's Ecologist notes Condition 8: CEMP: Biodiversity has not yet been discharged, recommend this document includes sufficient detail with reference to Hazel Dormouse precautionary mitigation measures when it comes to being submitted. The supervising ecologist should stop work if in any doubt of impacts upon Hazel Dormouse during the works, and an EPS licence should be sought if it becomes necessary. The applicant can be advised of this by informative.

In the considered view of the Council's Ecologist, the Biodiversity Enhancement Strategy is acceptable pursuant to the condition 6 as dormice would be sufficiently enhanced.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Council's Ecologist notes Condition 8: CEMP: Biodiversity has not yet been discharged, recommend this document includes sufficient detail with reference to Hazel Dormouse precautionary mitigation measures when it comes to being submitted. The supervising ecologist should stop work if in any doubt of impacts upon Hazel Dormouse during the works, and an EPS licence should be sought if it becomes necessary.

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/26/0251

(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	vf1/CB/DS Dormouse Statement Dated 05/06/2026 by Aspect Ecology June 2026		04.08.2026

DELEGATED

Case Officer sign/initial Matthew Porter

Date: 01-09-2026

Authorising Officer sign/initial

J Hawkes

Date: 01.09.2026