



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0250

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 (Reptile Mitigation Strategy) 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 7 (Reptile Mitigation Strategy). The details comprises

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 the submitted details, we recommend discharge of Condition 7.*

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 7 reads as follows:

Pre-commencement Condition: As part of each reserved matters application and prior to commencement of development, a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles 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) Where appropriate 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) Where appropriate 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 allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) 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 Reptile Mitigation Strategy and is satisfied that the submitted information includes the detail required by this condition. The document includes proposals for sufficient for a development of this scale and includes appropriate installation and timetabling details, including appropriate mitigation appropriate for the reptile population present at this site and suitable compensation measures.

In the considered view of the Council's Ecologist, the Reptile Mitigation Strategy is acceptable pursuant to the condition 7 as reptiles would be sufficiently protected.

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/26/0250

(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	20134 RMS vf1 /CB/DS Reptile Mitigation Strategy Dated 17/07/2026 by aspect ecology		04.08.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 01-09-2026

Authorising Officer sign/initial J Hawkes Date: 01.09.2026