Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0196
Land Parcel at 509087 117214, Haglands Lane, West Chiltington, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 7,8,9 and 10 to approved application DC/24/1619

RELEVANT PLANNING HISTORY:

DC/24/1619	Erection of 14No. 2, 3 and 4-bedroom dwellings, including 4 bungalows with access from Smock Alley, vehicle parking, public open space, landscaping and a borehole.	Application Permitted on 15.04.2025

PLANNING ASSESSMENT
Planning Application DC/24/1619 was granted consent on 15.04.2025. Consent is sought to discharge the details reserved by conditions 7,8,9 & 10. The wording of the conditions is as follows:

Condition 7:
Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:
i. Purpose and conservation objectives for the proposed enhancement measures;
ii. Detailed designs to achieve stated objectives;
iii. Locations of proposed enhancement measures by appropriate maps and plans;
iv. Persons responsible for implementing the enhancement measures;
v. Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Condition 8:
Pre-Commencement Condition: The development hereby approved shall not commence until the following biodiversity construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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 (Priority habitats & species).

Condition 9:
Pre-Commencement Condition: No development shall take place until 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.
i. Purpose and conservation objectives for the proposed works.
ii. Review of site potential and constraints.
iii. Detailed design(s) and/or working method(s) to achieve stated objectives.
iv. Extent and location/area of proposed works on appropriate scale maps and plans.
v. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
vi. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
vii. Persons responsible for implementing the works.
viii. Details of initial aftercare and long-term maintenance of the Receptor area(s).
ix. Details for monitoring and remedial measures.
x. 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 LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 10:
Pre-Commencement Condition: No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Assessment:
The Council's consultant ecologists (Place Services) have reviewed the Biodiversity Mitigation and Enhancement plan (Spatial Ecology, June 2025), Lighting Design (MEC Consulting Group, July 2025) and the Lighting Impact Assessment (MEC Consulting Group, July 2025) which have been submitted in order to discharge Condition 7, 8, 9 and 10. They are satisfied that the submitted information includes the detail required by these conditions. Subject to implementation in full of the submitted details, they recommend discharge of Conditions 7, 8, 9 and 10.

As required by an informative to the decision notice, the applicant has confirmed that a licence is required from Natural England regarding the closure of the badger setts. The applicant will apply for this licence following the approval of the above conditions.

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/25/0196
(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			19.06.2025
Supporting Docs	Biodiversity Mitigation and Enhancement Plan		19.06.2025
Supporting Statement	Lighting Design		16.07.2025
Supporting Statement	Lighting Impact Assessment		16.07.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 30.07.2025

Authorising Officer sign/initial Adrian Smith Date: 04/08/2025