



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0241

Roosthole , Hammerpond Road, Mannings Heath, West Sussex, RH13 6PG

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/26/0438

RELEVANT PLANNING HISTORY:

DC/26/0438	Variation of Condition 1 of previously approved application reference DC/25/1832 (Demolition of existing garage and erection of single storey side extensions. Erection of a garage with studio above) to update block plan.	Application Permitted on 05.05.2026
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/26/0438 was granted consent on 05.05.2026. This permission was for the following:

Variation of Condition 1 of previously approved application reference DC/25/1832 (Demolition of existing garage and erection of single storey side extensions. Erection of a garage with studio above) to update block plan.

Consent is sought to discharge the details reserved by conditions 3, 4 and 5: -

Condition 3:

Pre-Commencement 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: 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 conserve protected 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 s17 Crime & Disorder Act 1998.

The justification letter from The Ecology Co-op (9th September 2026) outlines why the works no longer need to be carried out under a European Protected Species Mitigation Licence. The justification is considered acceptable with the submission setting out appropriate precautionary measures. The details are therefore considered acceptable.

Condition 4:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level 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 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).

These details have been submitted in the form of a plan, drawing numbered 4723-DFL-ELG-XX-LD-EO-13001, Illuminance Statement details and Lighting Strategy received 29.07.2026. The submission fulfils the requirements of the condition and is therefore considered acceptable.

Condition 5:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, February 2023), has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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).

A Biodiversity Enhancement Strategy (The Ecology Co-op, June 2026) has been submitted which meets the requirements of the above condition and is considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0241

(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
Plans	Horizontal Illuminance	4723-DFL-ELG-XX-LD-EO-13001 Rev P01	29.07.2026
Supporting Statement	Justification Letter	none	10.09.2026
Supporting Statement	Illuminance	none	29.07.2026

