



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0294

Land North Of The Rise, Partridge Green, West Sussex, RH13 8JB

DESCRIPTION:

Approval of details reserved by condition 7 (GCN Mitigation), 8 (Protected Species Survey) and 9 (BES) to approved application DC/22/0301

RELEVANT PLANNING HISTORY:

DC/22/0301	Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access	Application Refused on 28.02.2023
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PLANNING ASSESSMENT

Planning Application DC/22/0301 was granted consent via appeal (ref. APP/Z3825/W/23/3324144) on 27 May 2025. This permission was for the following:

Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access.

Consent is sought to discharge the details reserved by conditions 7, 8 and 9.

Condition 7:

No development, including demolition pursuant to the permission granted, shall commence unless a Great Crested Newt Mitigation Method Statement has been submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

To satisfy the requirement of Condition 7, the applicant has submitted a Great Crested Newt Mitigation Method Statement (Harper Environmental, December 2025) as well as a letter response to consultee comments dated 10th August 2026. These have both been reviewed by a NatureSpace Officer who has highlighted that the condition and GCN status of the surrounding waterbodies has not been confirmed for some time (since 2013 in some instances) however acknowledged that the outline permission was granted using this survey information only last year. Their advice is that best practice would dictate that up-to-date surveys be completed however they will defer to the Council's decision on the discharge of the condition.

While it is acknowledged that the survey data is out of date, there have been a number of surveys undertaken previously through which the absence of GCN has been confirmed. While there is scope to request that the applicant attempt to undertake further surveys in 2027, it is important to note that access has been refused by the landowner in 2016 and 2019 and there is a high chance that access could be refused again. In the absence of up-to-date survey data, the best available evidence dictates

that GCN is absent from all five ponds. It is therefore considered appropriate that the applicant utilises the Non-Licensed Method Statement with a precautionary watching brief as proposed in the submitted documents to ensure that, in the event newts are found, works will cease and a licence sought.

The Council therefore considers Condition 7 to have been satisfied.

Condition 8:

No development shall take place (including any demolition, ground works, site clearance) until a further badger survey and updated mitigation statement has been submitted to and approved in writing by the local planning authority. This further survey shall be undertaken to identify whether any Badger activity has changed since the previous surveys were undertaken and whether further mitigation and/or works are required for badgers during the construction phase. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

To satisfy the requirements of Condition 8 the applicant has submitted a Badger Survey and Mitigation Plan (Harper Environment, December 2026) which has been reviewed by the Council's Ecology Consultant. They have advised that are satisfied that the information provided is appropriate and note the need for ongoing site walkovers to ensure the strategy remains valid and a licence sought should one be required.

The requirements of the condition have been satisfied.

Condition 9:

No development above ground floor slab level shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) 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.

To satisfy the requirements of Condition 9 the applicant has submitted a Biodiversity Enhancement Strategy (Harper Environmental, January 2026) which has been reviewed by the Council's Ecology Consultant. They have advised that the submitted strategy is appropriate and contains sufficient detail as required by the condition.

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/26/0294

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

