



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0398

Coombe Cottage, Church Road, Mannings Heath, West Sussex, RH13 6JE

DESCRIPTION:

Approval of details reserved by condition(s) 3, 4 to approved application DC/23/1442.

RELEVANT PLANNING HISTORY:

DC/23/1442	Demolition of existing timber garage and shed. Erection of 1no two storey 4-bedroom dwellinghouse with associated parking and landscaping	Application Permitted on 28.06.2024
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PLANNING ASSESSMENT

Planning Application DC/23/1442 was granted consent on 28.06.2024. This permission was for the following:

Demolition of existing timber garage and shed. Erection of 1no two storey 4-bedroom dwellinghouse with associated parking and landscaping

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

Pre-Commencement Condition: No development shall commence until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the agreed details.

Reason: To minimise the impacts of development on biodiversity, in accordance with paragraphs 174 and 180 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006 and Policy 31 of the Horsham District Planning Framework (2015).

The application is supported by a Precautionary Working Methods Statement (PWMS) prepared as the site lies within an area where Great Crested Newts (GCN) *Triturus cristatus* are known to occur. The document demonstrates a compliant approach, minimising the risk to Great Crested Newts during the construction of the development. NatureSpace were consulted and confirmed that they have reviewed the applicant's GCN precautionary working method statement and are satisfied with the approach suggested. Ecology was also satisfied that the submitted information contained the detailed required by the condition and recommended discharge. The requirements of the condition have been satisfied and can be discharged.

Condition 4:

Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority:

o the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil) and contractors parking.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A Construction Method Statement has been submitted with the application. This document details how the development will be undertaken, providing information such as an outline method of works, a construction site plan and working hours. Environmental Health confirmed that the submitted Construction Method Statement is satisfactory and condition 4 to approved application DC/23/1442 can be discharged. The requirements of the condition have therefore 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/25/0398

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Construction method statement	NONE	12.12.2025
Supporting Statement	PWMS Reasonable avoidance measures for Great Crested Newts	NONE	12.12.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.02.2026