Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0314
Land at 516035 124857, Linfield Close, Southwater, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 6 (Hazel Dormouse Licence) to approved application DC/25/0102

RELEVANT PLANNING HISTORY:

DC/25/0102	Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works.	Application Permitted on 17.06.2026
DC/26/1204	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102.	Pending Decision

PLANNING ASSESSMENT
Planning Application DC/25/0102 was granted consent on 17 June 2026. This permission was for the following:

Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works.

Consent is sought to discharge the details reserved by condition 6.

Condition 6:

Pre-Commencement Condition*: No later than the submission of the first Reserved Matters submission, no works which impact the breeding / resting place of Hazel Dormouse shall commence in any circumstance, 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) *A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence*

Reason: To conserve protected and Priority species in accordance with Policy 31 of the Horsham District Planning Framework (2015), and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

The applicant has submitted a copy of the Hazel Dormouse Mitigation Licence issued by Natural England and valid from 15/06/2026 through until 31/12/2033, as well as the supporting documents submitted to Natural England to obtain the licence. These have been reviewed by the Council's Ecology Consultant who has advised that the application contains sufficient information to enable the discharge of Condition 6.

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/26/0314
(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	Natural England Licence	2026-73849-EPS-MIT	16.09.2026
Supporting Docs	Works Schedule for Hazel Dormouse Licence	WML-A35a-E5a_b	16.09.2026
Supporting Docs	Method Statement		16.09.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 22/10/2026

Authorising Officer sign/initial Adrian Smith Date: 22/10/2026