Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0315
Rushfields, High Bar Lane, Thakeham, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 9 (CEMP Biodiversity) and 11 (Precautionary Method Statement) to approved application DC/20/2577

RELEVANT PLANNING HISTORY:

DC/20/2577	Demolition of existing buildings and erection of 25 residential dwellings including vehicular access, landscaping, parking and other related works.	Application Permitted on 29.07.2025

PLANNING ASSESSMENT
Planning Application DC/20/2577 was granted consent on 29 July 2025. This permission was for the following:

Demolition of existing buildings and erection of 25 residential dwellings including vehicular access, landscaping, parking and other related works.

Consent is sought to discharge the details reserved by conditions 9 and 11.

Condition 9:

Pre-Commencement Condition*: No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:*

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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended),

the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework (2015).

To satisfy the requirements of Condition 9, the applicant submitted an Ecological Construction Management Plan (CEMP) (Ecosupport, October 2026) which was reviewed by the Council's Ecology Consultant. Initially, concerns were raised around inconsistencies between the CEMP and the Reptile Precautionary Method Statement required by Condition 11 and clarification was required on statements made relating to Great Crested Newt (GCN). An updated CEMP was submitted which the Council's Ecology Consultant advised was now sufficient to enable discharge of Condition 9.

The requirements of the condition have therefore been satisfied.

Condition 11:

Pre-Commencement Condition*: Prior to the commencement of development, a Precautionary Method Statement for reptiles shall be 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 reptiles during the construction phase. The measures and/or works shall be carried out strictly in accordance with the approved Details and shall be retained in that manner thereafter.*

*Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 *as amended) and s40 of the NERC Act 2006 (as amended) and to accord with Policy 31 of the Horsham District Planning Framework (2015).*

To satisfy the requirements of Condition 11, the applicant submitted a Reptile Precautionary Method Statement (Ecosupport, October 2026) which was reviewed by the Council's Ecology Consultant. They initially advised that further information was required with regard to the direction of cutting during sensitive habitat removal. Further information was provided in an updated Method Statement and inconsistencies with the submitted CEMP (C9) addressed. The updated document was reviewed by the Council's Ecology Consultant who advised it contained sufficient information to allow discharge of Condition 11.

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/26/0315

(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	Ecological Construction Management Plan		09.10.2026
Supporting Docs	Reptile Precautionary Method		09.10.2026

	Statement		

DELEGATED

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

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