PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/23/2172

Land at Cobwood, Burnthouse Lane, Cowfold, West Sussex

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

RESOLVED:

At its meeting on 21.05.2024, the Planning Committee South resolved to approve the application, in accordance with the Officer recommendation, subject to the addition of the three following conditions requested by NatureSpace in relation to Great Crested Newt mitigation, and with the following addition to Condition 13:

Condition 13 addition:
iii. details of the anti-glare tint and its durability and maintenance for the lifetime of the development.

NatureSpace conditions:

Condition 26:
Regulatory Condition: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals details on plan 'land to the north and west of Cowfold: Impact plan for great crested newt District licencing (Version 2)' dated 13th May 2024.

Reason: In Order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR136, or a 'Further Licence'), section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Condition 27:
Regulatory Condition: No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR136, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Condition 28:
Regulatory Condition: No development hereby permitted shall take place unless except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR136, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (ie hand/destructive / night searches), which may include the use of temporary amphibian fencing, to prevent newts from moving onto the development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In Order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR136, or a 'Further Licence'), section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

The Decision can therefore be issued in accordance with the conditions presented to Members, and subject to the above amendments as agreed at the meeting.

Case Officer: Nic Pettifer	**Date: 24.05.2024**
Authorising Officer: Adrian Smith	**Date:** 24/05/2024