



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0271

New Place Nurseries , London Road, Pulborough, West Sussex, RH20 1AT

DESCRIPTION:

Application for Approval of Details Reserved by Condition 6 to approved application DC/24/1676 (Great Crested Newts)

RELEVANT PLANNING HISTORY:

DC/24/1676	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321 (as varied by application DC/24/1204). The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.	Application Permitted on 13.07.2026
DC/21/2321	Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demolition of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure	Application Permitted on 12.01.2022

PLANNING ASSESSMENT

Planning Application DC/24/1676 was granted consent on 13/07/2026. This permission was for the following:

Reserved Matters application pursuant to Outline Planning Consent DC/21/2321 (as varied by application DC/24/1204). The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.

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

Condition 6:

Pre-Commencement Condition: No development shall commence (including site clearance, vegetation removal, ground works and any works of demolition) until a Precautionary Working Method Statement (PWMS) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The PWMS shall be prepared by a suitably qualified and experienced ecologist and shall be based on the findings of the Extended Phase 1 Habitat Survey (or Preliminary Ecological Appraisal), taking into account that the most recent survey data is over 2 years old. The PWMS shall include, but not be limited to:

- a) An assessment of the suitability of the site for Great Crested Newts and an explanation of the precautionary approach;*
- b) A plan showing areas of potential risk and ecological constraints;*
- c) Detailed methods for site clearance, including directional clearance and destructive search techniques where appropriate;*
- d) Timing of works and any seasonal restrictions;*
- e) Toolbox talks for contractors;*
- f) Details of ecological supervision (Ecological Clerk of Works) during sensitive operations, where required;*
- g) Measures to avoid harm to Great Crested Newts during construction;*
- h) Procedures to be followed if Great Crested Newts are encountered, including cessation of works and contact with a licensed ecologist;*

i) Any reasonable avoidance measures such as covering excavations overnight or provision of escape ramps.

The development shall thereafter be carried out in full accordance with the approved PWMS.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The District Licensing Officer has reviewed the submitted Precautionary Working Method Statement, which assesses the site for suitable GCN habitat, and which concludes that the site provides for very low suitable habitat, which alongside a Toolbox Talk and Precautionary Destructive Search, outlines a precautionary approach during the site works, thus minimising the risk of harm to GCN. Further works, such as the use of reptile fencing along the site's eastern and northern boundaries will be implemented and specified areas cleared under ecological supervision. There are no objections to the submitted information.

Officers note that some construction work has been carried out at the site to form the site access off Glebelands.

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/26/0271

(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 Statement	PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)	1004404 PWMS dv2	14.08.2026

DELEGATED

Case Officer sign/initial

Nicola Pettifer

Date: 08.09.2026

Authorising Officer sign/initial J Hawkes

Date: 09.09.2026