



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DISC/26/0018

Keepers Cottage, Coolham Road, Coolham, Horsham, West Sussex, RH13 8GP

### **DESCRIPTION:**

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0586.

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                                                                                                      |                                     |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/25/0586 | Removal of Condition 3 of previously approved application DC/24/0498 (Demolition of existing 2No cottages and erection of 1No dwelling with associated landscaping and car parking), and the requirement to submit a Non-Licensed Precautionary Method Statement for Hazel Dormouse. | Application Permitted on 12.09.2025 |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

### **PLANNING ASSESSMENT**

Planning Application DC/25/0586 was granted consent on 12.09.2025. This permission was for the following:

*"Removal of Condition 3 of previously approved application DC/24/0498 (Demolition of existing 2No cottages and erection of 1No dwelling with associated landscaping and car parking), and the requirement to submit a Non-Licensed Precautionary Method Statement for Hazel Dormouse."*

Consent is sought to approve the details subject of Condition 3, which states: -

***Pre-Commencement Condition:*** Prior to the commencement of the development, a European Protected Species Mitigation Licence (EPSML) shall be submitted to and approved in writing by the local planning authority. The measures and/works shall be carried out strictly in accordance with the approved details submitted and approved within the License and shall be retained in that manner thereafter.

***Reason:*** To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

It has been confirmed that the site has been registered using a Low Impact Class Licence, with this considered sufficient to ensure that precautionary methods and mitigations are carried out as part of the approved development. The Council's Ecological Consultant has raised no objection to the submitted details, which are considered acceptable.

**Recommendation: Application Permitted**

(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 | Cover letter          | NONE           | 20.01.2026    |
| Supporting Statement | Natural England email | NONE           | 20.01.2026    |

**DELEGATED**

[illegible]

Authorising Officer sign/initial      Guy Everest      Date: 17.03.2026