



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0019
Rickfield Farm, Brighton Road, Mannings Heath, West Sussex, RH13 6HY

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved application DC/25/1321.

RELEVANT PLANNING HISTORY:

DC/25/1321 Demolition of existing dwelling, 2no. barns and an Application Permitted outbuilding. Erection of a replacement dwelling with attached on 03.12.2025 garage.

PLANNING ASSESSMENT

Planning Application DC/25/1321 was granted consent on 03.12.2025. This permission was for the following:

“Demolition of existing dwelling, 2no. barns and an outbuilding. Erection of a replacement dwelling with attached garage”

Consent is sought to discharge the details reserved by conditions 3, 4, 5 and 6.

Condition 3:

“Pre-Commencement Condition: *No development, including works of demolition, shall commence until a Method Statement detailing how existing stone within the western gable and chimney breast, the timber framed roof gable and Horsham Stone will be salvaged and reused has been submitted to and approved in writing by the Local Planning Authority.*

The development shall take place in strict accordance with the agreed details.

Reason: To preserve a finite resource of considerable historic character and special architectural interest in accordance with Policy 34 of the Horsham District Planning Framework (2015).”

The applicant has included within their Planning Statement the method of salvaging the materials listed including Horsham Stone, the stone in the chimney breast and western gable and timber within the gable. The requirements of the condition have been satisfied.

Condition 4:

“Pre-Commencement Condition: *No development, including works of demolition, shall commence until a plan detailing all landscaping and planting to be retained on the site has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development.*

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

Ecology have been consulted and recommend that the condition is discharged, noting that the submission includes a Covering Letter (submitted January 2026), which has been submitted in order to discharge Condition 4. We note that this refers to the Tree Survey Plan and Schedule Drawing TSP1.0 (Barry Holdsworth Ltd., March 2025), including the Tree Survey Plan. The requirements of the condition have been satisfied.

Condition 5:

"Pre-Commencement Condition: *No development, including any works of demolition, shall take place until either one of the following has been submitted to and approved in writing by the Local Planning Authority:*

- a) *A Natural England license pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended), or*
- b) *A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

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 applicant in support of the application has stated that they will acquire the license once the condition has been approved. Ecology have been consulted and recommend that the details required by the condition cannot be approved as they have not included the bat mitigation licence and they have not provided a statement from Natural England to the effect that a licence is not required for the development. The requirements of the condition have not been satisfied.

Condition 6:

"Pre-Commencement (External Lighting) Condition: *No external lighting shall be installed until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No further external lighting shall be installed without prior consent from the Local Planning Authority.

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 applicant has submitted a Lighting Design Strategy in support of Condition 6. Place Services Ecology have considered the details and have no objections. The requirements of the condition have been satisfied.

Recommendation: Split decision

The requirements of conditions 3, 4 and 6 have been satisfied.

The requirements of condition 5 has not been satisfied.

- 1 Condition 5 requires the submission of either a Natural England License pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) or a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence. These details have not been submitted and the requirements of condition 5 have not therefore been satisfied.

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/26/0019

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Discharge of Condition 3 - Heritage Method Statement	NONE	20.01.2026
Supporting Statement	Discharge of Condition 4 - Tree Survey Plan and Schedule reference TSP 1.0 by Barry Holdsworth Ltd dated 13 March 2025	NONE	20.01.2026
Supporting Statement	Discharge of Condition 6 - Lighting Design Strategy for Biodiversity Issue/Revision 1 by Abrehart Ecology Ltd dated January 2026	NONE	20.01.2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Discharge of Condition 5	NONE	20.01.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 16th March 2026

Authorising Officer sign/initial Tamara Dale Date: 20/03/2026