



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0023

Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 6 (EPS licence for Hazel Dormice) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)

DETAILED DESCRIPTION:

Planning Application DC/20/2607 was Allowed at Appeal on 18th January 2023. This allowed outline permission for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Approval is now sought for details pursuant to condition 6 (EPS licence for Hazel Dormice). The details submitted comprise:

- WML-A35a-E5a&b – Work Schedule for Hazel Dormouse Licence Dated 04/12/2025
- NATURAL ENGLAND LICENCE MITIGATION 2025-72831-EPS-MIT Date issued: 15/01/2026, expiry date 31st December 2033, License Bellway Homes

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at appeal 18-01-2023
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CONSULTATIONS (summarised)

Horsham District Consultant Ecologist: Recommend discharge

REPRESENTATIONS

None received.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application seeks to discharge the details submitted pursuant to condition 6 (EPS licence for Hazel Dormice).

Condition 6 reads:

The following approved works, within reserved matters applications pursuant to the outline planning application hereby permitted, to remove the scrub and hedgerow sections onsite shall not in any circumstances commence unless the local planning authority has been provided with either of the following in relation to that reserved matter:

a) a copy of EPS licence for Hazel Dormice issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

ASSESSMENT

The Council's consultant Ecologist has reviewed submitted copy of the Natural England Mitigation Licence Reference 2025-72831-EPS-MIT issued and valid from 15th January 2026, expiry date 31st December 2033, License Bellway Homes 6. It is noted the WML-A35a-E5a&b – Work Schedule for Hazel Dormouse Licence has also been submitted. The Council's consultant Ecologist is satisfied that this submitted information includes the detail required by condition 6.

Overall Conclusions

The submitted details regarding condition 6 (EPS licence for Hazel Dormice) are therefore acceptable, pursuant to the condition reasoning.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0023

(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	WML-A35a-E5a&b - Work Schedule for Hazel Dormouse Licence Dated 04/12/2025		27.01.2026
Supporting Docs	NATURAL ENGLAND LICENCE MITIGATION 2025-72831-EPS-MIT Date issued: 15/01/2026, expiry date 31st December 2033, License Bellway Homes		27.01.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 20-02-2026

Authorising Officer sign/initial Adrian Smith Date: 23/02/2026