



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0387

School Cottage , Brighton Road, Woodmancote, West Sussex, BN5 9SR

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/24/0476

RELEVANT PLANNING HISTORY:

DC/24/0476	Conversion and change of use of Woodmancote Parish Hall and School Cottage to single dwelling house, together with single storey extensions to front, side and rear, erection of a detached garage, and installation of ASHP and PV panels.	Application Permitted on 30.07.2025
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PLANNING ASSESSMENT

Planning Application DC/24/0476 was granted consent on 30.07.2025. This permission was for the following:

Conversion and change of use of Woodmancote Parish Hall and School Cottage to single dwelling house, together with single storey extensions to front, side and rear, erection of a detached garage, and installation of ASHP and PV panels.

Consent is sought to discharge the details reserved by conditions 3 and 4: -

Condition 3:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until a Reptile Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and 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 (as amended).

The submitted information includes details of the Reptile Method Statement. It is noted that the submitted Reptile Method Statement states a protection zone will be created but there is no detail as to its precise location. However, the nature of the approved development would limit the siting and scope of building works with appropriate measures set out to ensure future ecological involvement should the need arise, with this approach considered satisfactory. The submitted details are therefore considered acceptable and meets the requirements of the above condition.

Condition 4:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until a mobile protected species Precautionary Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and 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 (as amended).

The application is accompanied by the Mobile protected species method statement. Following consultation with the Council's Ecologist, it is considered that subject to implementation of the submitted details that there would be no adverse impact(s) on protected species or habitat. The submitted details are therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0387

(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	DC/24/0476	NONE	08.12.2025
Supporting Statement	Reptile method statement	NONE	08.12.2025
Supporting Statement	Mobile protected species method statement	NONE	08.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 28.01.2026

Authorising Officer sign/initial Guy Everest Date: 10.02.2026