



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0110

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

DESCRIPTION:

Approval of details reserved by condition 10 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
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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 discharge the details reserved by conditions 10

Condition 10:

Pre-Commencement Condition: *The development hereby permitted shall not be occupied 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, Isolux 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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 (2015).*

In support of the application, the applicant has included a Bats and Artificial Lighting Report V1 (Phlorum). Place Services Ecology have been consulted during the course of the application and have no objections to the details submitted. 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/26/0110

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	External lighting plan	24033-DGE-XX-XX-DR-E-6311	26.03.2026
Supporting Statement	External Lighting Report	NONE	26.03.2026
Supporting Statement	Bats and Artificial Lighting Report	NONE	26.03.2026
Supporting Statement	Covering letter	NONE	26.03.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 22nd June 2026

Authorising Officer sign/initial RHERMITAGE Date: 03/07/2026