



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0147
Rickfield Farm, Brighton Road, Mannings Heath, West Sussex, RH13 6HY

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 of the approved application DC/25/1321.

RELEVANT PLANNING HISTORY:

DC/20/1945	Variation of Conditions 1 and 4 of previously approved application DC/18/2437 (Erection of replacement general-purpose agricultural storage building) to allow for minor alterations and additions to the elevation(s) and floor plan and for part of the agricultural building to be used for tastings, administration and wine sales ancillary to the main agricultural use of the building and in association with the vineyard business operating from the site and to allow for the provision of staff and visitor facilities within the building.	Withdrawn Application on 14.04.2022
DC/25/1321	Demolition of existing dwelling, 2no. barns and an outbuilding. Erection of a replacement dwelling with attached garage.	Application Permitted on 03.12.2025
DC/23/1262	Demolition of existing farm-house and the erection of a new six-bedroom farmhouse including the creation of access road and landscaping.	Application Refused on 03.11.2023
DC/23/1289	Hedgerow removal notice	Application Permitted on 30.08.2023
DISC/26/0019	Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved application DC/25/1321.	Split Decision on 20.03.2026

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 condition 5.

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 has submitted in writing evidence that Natural England consider the works to fall within the Low Impact Class Licence (LICL) scheme which differs from a standard European Protected Species licence and Natural England license as Natural England would not issue an individual licence document for the works. There is evidence of written correspondence with Natural England confirming that the works can be carried out under a registered ecologist's class licence. The requirements of the condition have therefore 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/26/0147

(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	Correspondence Email	NONE	08.05.2026
Supporting Statement	Discharge of Condition 5 Statement	NONE	08.05.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 3rd July 2026

Authorising Officer sign/initial Tamara Dale Date: 03.07.2026