Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0239
Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:
Approval of details reserved by condition 10 to approved application DC/22/0372 and Condition 10 to approved variation application DC/24/0977.

RELEVANT PLANNING HISTORY:

DC/22/0372	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Application Permitted on 05.09.2023

PLANNING ASSESSMENT
Planning Application DC/24/0977 was granted consent on 3/09/2024. This permission was for the following:

Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) To enable a substation to be provided.

Consent is sought to discharge the details reserved by condition 10 on both the principal planning permission DC/22/0372 and the subsequent varied planning permission granted under DC/24/0977. Condition 10 is identical on both consents.

Condition 10b:
Pre-Commencement Condition: No development, which has the potential to impact on the breeding / resting place of Hazel Dormouse and Bats, shall commence until the Local Planning Authority has been provided with either:
a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; 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: To conserve protected 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 s17 Crime & Disorder Act 1998, and in in
accordance with Policy 31 of the Horsham District Planning Framework (2015).

The submitted Class Licence: WML-CL47 Bat Earned Recognition Class Licence, valid from 01 January 2024 to 31 December 2024, has been reviewed by the Council's Ecologist. However, they are not satisfied that the submitted information includes the detail required by this condition. The submitted Earned Recognition Class Licence does not provide information on the Earned Recognition (ER) Consultant registered with Natural England to use this licence nor any evidence that the site has been registered with Natural England for the purposes of this licence. There is therefore no link with this Class Licence to the development "authorizing the specified activity/ development to go ahead.

Following submission of additional details, comprising an email from SM-NE-Earned Recognition.Bat (NE) dated 6th September 2024 re BAT ER Site Registration Number: ERSR-3274 and Class Licence: WML-CL47 Bat Earned Recognition Class Licence, valid from 01 January 2024 to 31 December 2024, the Council's Ecologist is now satisfied that there is sufficient information available to discharge the condition.

The requirements of the condition have now 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/24/0239
(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			06.12.2024
Supporting Docs	Bat ER Class Licence		11.09.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 19.12.2024

Authorising Officer sign/initial Adrian Smith Date: 19/12/2024