DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0346
Denver Storage, Okehurst Lane, Billingshurst, West Sussex, RH14 9HR

DESCRIPTION:
Approval of details reserved by condition 8 (Bat licencing) to approved application DC/26/1292 (Removal of Conditions 11, 19, 20, 21, 27, 38, 39 of previously approved application DC/22/1458)

RELEVANT PLANNING HISTORY:

DC/26/1292	Removal of Conditions 11, 19, 20, 21, 27, 38 and 39 of previously approved application DC/22/1458 (Demolition of the existing building and erection of 3no storage units (Use Class B8), incorporating vehicular access, landscaping, and on-site parking provision) relating to water neutrality.	Application Permitted on 02.10.2026
DC/22/1458	Demolition of the existing building and erection of 3no storage units (Use Class B8), incorporating vehicular access, landscaping, and on-site parking provision) relating to water neutrality.	Application Permitted on 05.06.2024

PLANNING ASSESSMENT
Planning Application DC/26/1292 was granted consent on 02 October 2026. This permission was for the following:

Removal of Conditions 11, 19, 20, 21, 27, 38 and 39 of previously approved application DC/22/1458 relating to water neutrality.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Commencement Condition*: Any works which will impact the breeding / resting place of bats, shall not in any circumstances commence unless 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) *Evidence of site registration supplied by and individual registered to use a Bat Mitigation Class Licence; or*
c) *A statement in writing from 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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998 in accordance with Policy 31 of the Horsham District Planning Framework (2015).

To satisfy the requirements of Condition 8 the applicant has submitted an email from Natural England confirming that the proposed works fall within the remit of 'WML-CL47 Bat Earned Recognition Class Licence', that the three licencing tests have been met and that the Authorised Site Registration Form is valid from 16/12/2025 to 15/12/2027. This email has been reviewed by the Council's Ecology Consultant who has confirmed they are satisfied that the submitted information includes the detail required by this condition.

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/26/0346
(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	Authorised Site Registration Form	ERSR-86454	12.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 25/11/2026

Authorising Officer sign/initial Adrian Smith Date: 25/11/2026