



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0017

Land Parcel at 520128 116244 Stonepit Lane Henfield West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/25/0583.

RELEVANT PLANNING HISTORY:

DC/25/0583	Variation of Condition 2 of previously approved application DC/24/0367 (Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping) to amend site layout, including the siting of day rooms and static caravans.	Application Permitted on 14.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/0583 was granted consent on 14.01.2026. This permission was for the following:

Variation of Condition 2 of previously approved application DC/24/0367 (Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping) to amend site layout, including the siting of day rooms and static caravans

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

Condition 3:

No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The following documents have been reviewed:

- Decision Notice for DC/25/0583, Dated: 14/01/2026.
- Drainage Strategy, Reference: AEG6735_BN5_Henfield_07_A, Issue 2, Dated: 10/04/2025, Aegaea.

HDC Drainage Object to the proposals outlined in the drainage strategy because the site drainage does not meet the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

HDC Environmental Health recommend that this is not discharged on the basis of information provided in the Drainage Strategy to date. An old plan has been used on this DISC which, if followed, will not be compliant with the Caravan Site Licence. The requirements of the condition have not been satisfied.

Condition 4:

No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the day room(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The following documents have been reviewed:

- MATERIALS: Con.4, REV 000

The materials schedule demonstrates Sandtoft 'Humber' Plain clay roof tiles, Ibstock 'Thakeham' Red Multi facing brickwork; and Rehau 'Rio' Flush Fit PVCu windows with central glazing bar. These are considered acceptable. The requirements of the condition have been satisfied.

Recommendation: Split Decision

The requirements of condition 3 have not been satisfied for the following reason:

1. The drainage strategy does not meet with the requirements expressed by the HDC Drainage Team. More information as laid out in their response is required before this condition can be determined.

The requirements of condition 4 have been satisfied

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/26/0017

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials	Proposed	Con.4 REV 000	20.01.2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Drainage	NONE	20.01.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 16/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 09.06.2026