



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0086

Land East of Coolham Road, West Chiltington, West Sussex, RH20 2LT

DESCRIPTION:

Approval of details reserved by condition(s) 3 and 10 to approved application DC/25/1416.

RELEVANT PLANNING HISTORY:

DC/25/1416	Change of use of land to a mixed use of the stationing of caravans for residential purposes and the keeping of horses with a dayroom, hardstanding and an ancillary stable block.	Application Permitted on 19.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/1416 was granted consent on 19.12.2025. This permission was for the following:

Change of use of land to a mixed use of the stationing of caravans for residential purposes and the keeping of horses with a dayroom, hardstanding and an ancillary stable block.

Consent is sought to discharge the details reserved by conditions 3 and 10.

Condition 3:

Regulatory Condition: Within three months of the date of the decision hereby granted, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application is supported by Refuse Store Plan SD(52)002, which provides adequate detail regarding the arrangements for refuse and recycling storage. These provisions are considered satisfactory and acceptable.

Condition 10:

Regulatory Condition: Within three months of the date of this decision notice, a drainage strategy detailing the proposed means of foul and surface water disposal shall be 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 application is supported by a Drainage Strategy, this has been reviewed by HDC Drainage Officer. And the details are considered satisfactory and acceptable. 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/26/0086

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Klargester Biodisk Brochure	NONE	13.03.2026
Details plan	Site Development Scheme	NONE	13.03.2026
Details plan	Unbound Surface Drainage Detail	SD(52)002	13.03.2026
Layout plan	Refuse Store Plan	SD(52)002	13.03.2026
Supporting Statement	Drainage Strategy	NONE	06.05.2026
Details plan	Site Development Scheme Conditions	NONE	07.05.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 21.07.2026