



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 28 April 2026

DEVELOPMENT: Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable building and formation of hardstanding (retrospective). Associated landscape works including planting of native hedges and removal of hardstanding and American barn

SITE: Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex, RH20 1DA

WARD: Pulborough, Coldwaltham and Amberley

APPLICATION: DC/25/1371

APPLICANT: **Name:** Mr J Burrows **Address:** Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, RH20 1DA

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Pulborough Parish Council

By request of Councillor Paul Clarke, Councillor Jon Campbell and Councillor Len Ellis-Brown.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 This application seeks retrospective planning permission for the use of land for the stationing of 2 static caravans for residential purposes and associated day rooms, the erection of a stables building, and associated hardstandings. The application also proposes new associated landscape works including the planting of native hedges and the replacement of a close boarded fence along the western boundary with post and rail fence.

- 1.4 Revised plans have been received through the course of the assessment that include the removal of the American barn on the site and the area of hardstanding leading to it along the western boundary and partially between the two plots. Both the American barn and hardstanding were recently constructed without the benefit of planning permission.
- 1.5 The site has been the subject of a Temporary Stop Notice and a dismissed appeal against an Enforcement Notice issued relating to the breach of planning control on the site (EN/25/0071). Prior to this a planning application (DC/25/0317) for two pitches on the site was refused on three grounds (water neutrality, landscape impact and insufficient information relating to ecology/ biodiversity). Further detail on this background is set out in Section 6 below.

DESCRIPTION OF THE SITE

- 1.6 The site lies outside of a designated built-up area boundary within a countryside location, approximately 600m north of Codmore Hill. The site is accessed from Pickhurst Lane and is to the west of an existing lawful Gypsy and Traveller site (approved under DC/16/2388, DC/19/2105 and DC/24/0256).
- 1.7 The site previously comprised open paddocks with extensive grass cover and bound by hedgerows and trees to all sides. However, the application is retrospective so the site now has extensive hard standing and development as described in the 'description of application' section above. Some of this hardstanding is proposed to be removed with this application.
- 1.8 To the north of the site, opposite on Pickhurst Lane, are domestic and equine facilities associated with Whitehall Cottage, a Grade II Listed Building situated ~70m north-east of the site. A second Grade II Listed Building, Cherrytree, is found in the vicinity of the site at a greater distance of ~115m.
- 1.9 Public right of way 1987/1 passes the site at a distance of ~50m to the east, while public right of way 1983/2 passes the appeal site at a distance of 160m to the west, which also correlates to the boundary of the South Downs National Park.
- 1.10 The site is bound on two sides by woodland/old woodland shaw. To the south is designated Ancient Woodland (Gerrards Rough) subject of a woodland Tree Preservation Order (Ref: TPO/0706).

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework (Dec 2024)

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 4 - Strategic Policy: Settlement Expansion

Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations

Policy 22 - Gypsy and Traveller Sites

Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
 Policy 26 - Strategic Policy: Countryside Protection
 Policy 29 - Equestrian Development
 Policy 31 - Green Infrastructure and Biodiversity
 Policy 32 - Strategic Policy: The Quality of New Development
 Policy 33 - Development Principles
 Policy 34 - Heritage Assets
 Policy 35 - Strategic Policy: Climate Change
 Policy 36 - Strategic Policy: Appropriate Energy Use
 Policy 37 - Sustainable Construction
 Policy 38 - Strategic Policy: Flooding
 Policy 40 - Sustainable Transport
 Policy 41 - Parking
 Policy 42 - Strategic Policy: Inclusive Communities

Pulborough Neighbourhood Plan (2025):

Policy 1: A spatial plan for the Parish
 Policy 15: Design
 Policy 16: Water Neutrality

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
 Strategic Policy 2: Development Hierarchy
 Strategic Policy 3: Settlement Expansion
 Strategic Policy 6: Climate Change
 Strategic Policy 7: Appropriate Energy Use
 Strategic Policy 8: Sustainable Design and Construction
 Strategic Policy 9: Water Neutrality
 Strategic Policy 10: Flooding
 Strategic Policy 11: Environmental Protection
 Strategic Policy 12: Air Quality
 Strategic Policy 13: The Natural Environment and Landscape Character
 Strategic Policy 14: Countryside Protection
 Strategic Policy 16: protected Landscapes
 Strategic Policy 17: Green Infrastructure and Biodiversity
 Strategic Policy 19: Development Quality
 Strategic Policy 20: Development Principles
 Policy 21: Heritage Assets and Managing Change within the Historic Environment
 Policy 25: Parking
 Strategic Policy 43: Gypsies and Travellers

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
 Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Shaping Development in Horsham Planning Advice Note
 Biodiversity and Green Infrastructure

2.2

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/25/0317	Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of two stable blocks and associated landscape works (Retrospective).	Application Refused on 06.06.2025
EN/25/0071	Without planning permission, the material change of use of the Land from agriculture to the use of the	Appeal Dismissed

Land for the stationing of caravans for the purposes of human habitation shown in the approximate location shaded grey on the attached plan, together with associated operational development comprising the creation of a widened access, the importation of material to create an access track and hard standing as shown in the approximate location hatched blue on the attached plan, creation of a new access as shown in the approximate location shown denoted as a yellow line on the attached plan, the installation of a water treatment (septic) tank as shown in the approximate location as a black dot on the attached plan, the erection of buildings and associated hard standing bases, to include day rooms, stables and an American barn, shown in the approximate location shaded in brown on the attached plan, concrete bases as shown in the approximate location shaded grey on the attached plan, the erection of gates as shown in the approximate location denoted as two green lines on the attached plan, and the erection of fencing shown in the approximate location denoted as a purple line on the attached plan.

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 **HDC Arboricultural Officer:** Advice (Final comments 14.01.2026): -
- 3.3 In response to the applicants request for clarification on arboricultural impacts, I can confirm that any damage to tree rooting from installation of fence posts has already occurred. Therefore, re-using the same fence posts (no further excavations required) will not have any additional impact to those pre-emptively inflicted.
- 3.4 Minimising excavations within the minimum recommended root protection areas (RPA's) of trees of landscape merit is always a requirement of new development proposals. As highlighted by the Landscape team, trenching for hedge planting (or services installation) in RPA's is not a recommended approach as it leaves very little scope to avoid damage to primary roots. Therefore ideally, any new fence line to demarcate residential land, and associated hedge planting, should be undertaken outside of the minimum RPA's of the trees. Any new planting for hedging or buffer/copse planting within the RPA of bounding trees should be limited to notch planting of transplants/whips if feasible. This should form part of the landscape information to be submitted for consideration/latterly acquired by condition as deemed appropriate (along with the Ancient Woodland buffer planting proposals).
- 3.5 If minded to approve the development in its revised form, a condition for compliance with the submitted Arboricultural Method Statement would require the services connection to the adjacent stream to be undertaken using trenchless method.
- 3.6 **HDC Drainage Engineer:** No Objection (Final comments 18.12.25): -
- 3.7 The site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 38.

- 3.8 The applicant must remove all existing hardstanding from the site and replace with permeable surfacing, which should be installed only within the areas identified on the approved Drainage Plans.
- 3.9 **HDC Strategic Planning:** Advice/ No Objection
- 3.10 The proposal is for Gypsy & Traveller (G&T) provision on a site not identified in the development plan. It is therefore not supported by HDPF Policy 21. An assessment against the criteria in HDPF Policy 23 must take place by the case officer.
- 3.11 It is noted that the site is not identified as an allocation in the Council's emerging Local Plan (eLP). However, the status of the eLP is such that no more than limited weight could be applied to relevant policies and progress of the eLP is uncertain.
- 3.12 The Pulborough Neighbourhood Plan (NP) has passed the referendum stage. Therefore weight could be applied to relevant policies. However, there is no policy relating to the principle of G&T provision. It is therefore my view that the NP will not be significant in the determination of whether the principle of the development should be accepted.
- 3.13 The scheme will need to demonstrate that the proposed development would be water neutral. It is for the case officer to consider any information provided relating to this. My understanding is that the proposal would not qualify for allocated capacity from the SNWCS, which is expected to become operational in the forthcoming months.
- 3.14 The case officer will need to consider the merits of the application against Policy H of the Planning Policy for Traveller Sites (PPTS). Should water neutrality be demonstrated, of critical importance to the application is the fact that the Council cannot demonstrate a five year supply of deliverable G&T sites. Per national policy (as expressed in the NPPF and PPTS), relevant policies for the HDPF should be considered out of date and the 'tilted balance' should be engaged. The case officer should therefore recommend approval unless the adverse impacts of doing so would significantly outweigh the benefits.
- 3.15 Based on the information considered and presented in this consultation report, I do not object to the principle of the proposed development.
- 3.16 **HDC Environmental Health:** More information
- 21.10.25: More Information
- 3.17 Drainage Report still not provided- Further drainage details required. Details are required in relation to the proposed soakaway drainage field mentioned in the planning statement dated 16 August 2025 in order to assess whether this is practical on this site has still not been provided.
- 15.09.25: Comments
- 3.18 Adjustments need to be made to comply with the caravan site licence conditions- the caravans need to be 3m from the boundary as a minimum for fire safety. *[Nb the plans have subsequently been amended to achieve this]*
Further drainage information required.
- 3.19 **HDC Landscape Architect:** Advice (Final comments 16.01.26): -
- 3.20 Welcome the removal of hardstanding and built structures along the western boundary is welcomed and the scheme is now considered to be more appropriate and overall sensitive to the location.

- 3.21 Also welcomed are the proposed changes to replace the close board fence with post and rail and replanting of native hedge to replace the laurel. However, the post and rail fence remain proposed within the same location, using the posts that have been installed for the close board fence, see point 11.4 of the October arb report.
- 3.22 The positioning of the proposed fence and planting remains a concern on future impact of these on the existing landscape belt to the west.
- We recommend that advice is sought from the HDC's tree officer prior to determination on the acceptability of this or if the replacement of the fence outside of the RPA's must be sought, which would be our favoured course of action.
- 3.23 Directly related to the point above and one more reason in favour of positioning the post and rail fence away from the trees rpa's is the planting of the native hedgerow which if the fence remains in the current location will see the area further disturbed to carry the planting works. Planting notes refer to minimum depth of 400mm and width of 600mm trench being dug.
- Proposed block plan must be reviewed to indicate RPA's (as per arb survey) and exact location of proposed fence and hedgerow planting, which must be moved away from the RPA's unless accepted by the tree officer. In addition, please indicate woodland
- 3.24 Conditions recommended in relation to Hard and soft landscape, Landscape Management Plan, Lighting details.

OUTSIDE AGENCIES

- 3.25 **Ecology Consultant:** No Objection. The mitigation measures identified in the Preliminary Ecological Appraisal (Sylvatica Ecology Ltd., August 2025) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality, including bats.
- 3.26 **Nature Space:** Informative recommended.
- 3.27 **Southern Water:** Insufficient Information: -
- 3.28 Existing Southern Water Assets – General within boundary but no tree, buildings, assets. The 125 mm diameter water main requires a clearance of 3 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. No excavation, mounding or tree planting should be carried out within 3 metres of the external edge of the public water main without consent from Southern Water.
- 3.29 The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.
- 3.30 Conditions recommended requiring details of surface water drainage disposal and landscaping details.
- 3.31 **Environment Agency:** Comment: -
- 3.32 The EA do not comment on applications that involve non-mains drainage proposals which are less than 10 units. Advice to applicants is that they must comply with the General Binding Rules. If they cannot comply with the GBR, then they would need to apply for an environmental permit.
- 3.33 **WSCC Highways:** No Objection: -

- 3.34 The Local Highways Authority (LHA) visited Land West of Parsons Field on Monday 7th April 2025. This was to assess the temporary site access works that had been carried out and the nature of the adjoining road network.
- 3.35 In April 2025 the Local Highways Authority carried out a site visit to Pickhurst Lane. It was noted at this time that the applicant had removed a large portion of the hedgerow fronting Pickhurst Lane to accommodate access to the field. The LHA had been made aware that the applicant intended to close the access to a narrower arrangement upon completion of the works. Details of the final access construction had not been provided at this time.
- 3.36 Whilst visiting the site it was noted that the route was lightly trafficked, with 4 vehicular movements within a 15minute period. The vehicular speeds were observed as being well below the posted speed limit as vehicles proceed cautiously along the Lane. It is anticipated that this is due to the narrow nature of Pickhurst Lane and presence of various residential and field accesses.
- 3.37 The proposed access location has now been identified within the proposed site plans. Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained.
- 3.38 The access will be subject to a minor works license to cover the surfacing works within the publicly maintained highway verge at this point. A suitably worded informative has been included below.
- 3.39 The Planning Statement outlines there is currently a gate at this access point, the plans do not however show a gated access will be present once the site has been completed.
- 3.40 From observation of the newly submitted plans, the internal site layout has been narrowed compared to that previously submitted, although there remain opportunities for a turn on site to be made.
- 3.41 As before, note that the red edge block plan shows a restricted access width to the northern most mobile home. The previous plan stipulated that all tracks will be a minimum of 4.8m in width however this now seems to not be the case. The access to the northern mobile home narrows to 1.75m and would require a specific manoeuvre to gain access to the individual driveway- with many vehicles not making access at all. There is also a gate positioned at this point which appears to extend beyond the red edge of the site boundary. The applicant may wish to consider revising the plan to accommodate suitable access to the mobile home or ensure that the land required is within their own control or ownership. The LPA may wish to consider this from an amenity perspective as the alternative would require vehicles to park on grass or within the internal access track. This may further provide difficulties for horseboxes or any associated feed delivery or maintenance vehicles.
- 3.42 Although the above may cause an amenity concern, the LHA considers that parking would not be likely to overspill into the highway as a result nor would there be an anticipated impact on the publicly maintained highway at this point.
- 3.43 Parking has been demonstrated at 2 spaces per unit; this is considered a suitable arrangement given the likely demand. Additional space exists within the site to accommodate overspill parking should it occur. Parking has not been included for the stables uses- it is assumed that these would remain private stables and not a commercial use and therefore not generate a severe material increase in visitors to the site.

Cycle parking has been shown within the plans provided, although this has not been demonstrated as being a secure and covered arrangement. The applicant is advised to include details of this provision which can be secured via planning condition.

Capacity

- 3.44 On balance, and on the basis that Pickhurst Lane at this point is lightly trafficked and with vehicle speeds below the posted speed limit; it is not anticipated that the proposed would have a severe cumulative impact on the publicly maintained highway at this point. As stated earlier in the report, the number of vehicular movements during the peak hours for this proposal is not anticipated to be high. Therefore, the access arrangements as proposed are unlikely to result in detrimental impact.
- 3.45 The addition of Stables would not be anticipated to give rise to a material increase in vehicular movements over that generated by the mobile homes, this is based on the stables being privately held.

Refuse collection

- 3.46 It is anticipated that refuse and recycling collection arrangements would be managed roadside, although Manual for Streets does state that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel in excess of 25m to collect/deposit bins. Refuse vehicles have not been shown as entering the site and tracking has not been provided to demonstrate that it would be achievable. The applicant is advised to contact the waste disposal authorities to ascertain whether the practise would be acceptable. This is however a matter of amenity for the Local Planning Authority (LPA) to consider.
- 3.47 The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS

- 3.48 Representations:
Eight letters of Objection have been received from eight addresses, objecting to the application on the following grounds:
- Principle of Development
 - Harm to rural character and appearance
 - Water Neutrality
 - Ecology/ loss of biodiversity/ impact on protected habitats
 - Removal of street hedgerow
 - Surface water and foul drainage
 - Access and impact on highways safety
 - Retrospective nature and lack of enforcement
 - Impact of lighting
 - Amenity impact from noise and disturbance
 - Large gates out of keeping

- 3.49 One letter of support was received from outside of the District commenting on the positive role ancillary accommodation can have in housing delivery. (Not directly related to the application) .

Parish Comments:

- 3.50 **Pulborough Parish Council:** Objection: -
- 3.51 Originally established in 2004, this site has changed ownership several times. Despite repeated applications, planning permission has consistently been refused.

- 3.52 Objections raised by neighbouring residents remain strong, with concerns acknowledged during committee discussions. While the National Planning Policy Framework (NPPF) highlights the need for traveller sites, this location presents clear difficulties
- 3.53 The site lies in a rural setting, approximately two miles from Pulborough's centre, and in close proximity to two listed buildings. The existing road infrastructure is inadequate to accommodate the additional traffic that would result from two further three-bedroom caravans and associated vehicles.
- 3.54 In light of these issues, the site is considered unsuitable for development. Concerns around overdevelopment, harm to the rural landscape, and the incompatibility of expansion at this location underpin the strong objections to the proposal.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.
- 4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Background:

- 6.1 A Temporary Stop Notice was issued on 28 February 2025 following a compliance investigation into activity reported on the site that included the creation of hardstanding and the excavation of land to lay services including water, electricity and septic tanks.
- 6.2 Three days later, on 3 March 2025, a retrospective application for planning permission (DC/25/0317) for the continuous use of the site for the stationing of 2 static caravans for residential purposes and associated day rooms was submitted to the Council. This application also included two stable blocks and associated landscape works. The application was refused on 6th June 2025 for the following reasons:
1. *Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and*

Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

2. *It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposal would not result in an adverse visual and/or landscape impact, or cause harm to the semi-rural character and setting of the site, with particular reference to the laying of hardstanding and removal of hedgerow and impact on adjacent woodland. The development is therefore contrary to Policies 23, 25 and 33 of the Horsham District Planning Framework (2015).*
3. *Insufficient information has been submitted to establish the protection of the ecological and biodiversity interests of the site and whether suitable mitigations or enhancements are necessary and achievable, contrary to Policy 31 of the Horsham District Planning Framework (2015).*

6.3 An enforcement notice (EN/25/0071) was then served on 2nd July 2025 for:

‘Without planning permission, the material change of use of the Land from agriculture to the use of the Land for the stationing of caravans for the purposes of human habitation, together with associated operational development comprising the creation of a widened access, the importation of material to create an access track and hard standing, creation of a new access, the installation of a water treatment (septic) tank, the erection of buildings and associated hard standing bases, to include day rooms, stables and an American barn, concrete bases, the erection of gates, and the erection of fencing.’

6.4 The enforcement notice was appealed the following week and a hearing held on 7th October 2025. The appeal was made on grounds (b) (no breach has occurred), (f) (remedy is excessive), and (g) (notice period for compliance was unreasonable). All three grounds were dismissed by the inspector, and the enforcement notice was upheld.

6.5 Importantly, the appeal was not submitted under ground (a) (planning permission ought to be granted), therefore the inspector did not consider the merits of the development that has taken place. The current application was submitted on 26th August 2025, in advance of the appeal hearing into the enforcement notice. Accordingly, the inspector noted *‘that there is currently a planning application with the Council seeking planning permission for the use of the land by the current occupiers, but this must remain a matter between the two main parties and I do not intend to comment here on the various planning merits and impacts that arise from the use.’*

6.6 The current application seeks to retain the two pitches, day rooms and stables within the site and overcome the previous reasons for refusal, none of which related to the principle of the use of the site. In order to address the second reason for refusal relating to landscape harm, the current application includes amended plans that reflect changes to be made on site after a decision is made. These include following:

- Removal of the large ‘American Barn’ and concrete base and reinstatement of grass
- Removal of all existing hardstanding
- Replacement of hardstanding to the east (as shown on the proposed block plan) with permeable surface (to be approved via condition)
- Native planting as shown on proposed block plan and detailed in landscaping schedule- including additional replacement planting to reduce the width of the access to Pickhurst Lane.

6.7 The application also includes an updated water neutrality strategy and ecology assessment to address the first and third reasons for refusal.

Policy Background and the Principle of Development

- 6.8 The Council has progressed work on an updated Gypsy and Traveller Accommodation Needs Assessment (GTAA) in order to understand the latest position, and to develop an appropriate Gypsy and Traveller Policy as part of the Local Plan Review. In January 2020, the 'Gypsy and Traveller Accommodation Assessment (GTAA) – Final Report' was published. This Report was part of the background evidence base that accompanied the Local Plan Review (Regulation 18) Consultation which ran from February to March 2020. The GTAA Report provides an evidence base for the provision new Gypsy and Traveller pitches and Travelling Showpeople plots for the period 2019 to 2036. The GTAA identifies that there is a need for 93 pitches for Gypsy and Traveller households over the plan period (2019-2036).
- 6.9 The need of 93 pitches for Gypsy Traveller Households stated in the GTAA dated January 2020 has since been updated by Opinion Research Services for Horsham Council and published in December 2023. The update indicates a need between 2023-2040 (the plan period) for 128 pitches. This follows the result of the Lisa Smith Judgement where the Planning Policy for Traveller Sites (PPTS) was updated in December 2023 to revert back to the 2012 PPTS planning definition of a Traveller by reintroducing those who have ceased to travel permanently due to education, ill health, or old age into the definition (now referred to as the 2023 PPTS). This needs assessment provides the most up to date evidence base.
- 6.10 In terms of the Council's current policy position, Policy 22 and 23 of the HDPF are considered to hold great weight, allowing speculative gypsy and traveller sites to come forward in principle. Paragraph 28 of the PPTS (updated December 2024) outlines that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply.
- 6.11 Paragraph 11 of the NPPF states that the presumption in favour of sustainable development should apply where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and provision affordable homes, individually or in combination. This presumption is disengaged where footnote 7 exceptions provide a strong reason to refuse. Such exceptions include impacts on ecology or designated heritage assets. These matters are discussed further below.
- 6.12 Policy C of the PPTS relates to sites in rural areas and the countryside, with paragraph 14 stating that *"when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community"*. Paragraph 26 of the PPTS continues that local planning authorities *"should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure"*.
- 6.13 Policy 23 (Gypsy and Traveller Accommodation) of the HDPF seeks to resolve specific issues regarding un-allocated sites (rather than the principle of a development), and states that the following criteria (a-e in subsequent sections of this report) will be taken into consideration when determining the allocation of land for Gypsies, Travellers and Travelling

Showpeople and any planning applications for non-allocated sites. In terms of the site's location, the Policy states that it must be demonstrated that:

d. The site is located in or near to existing settlements, or is part of an allocated strategic location, within reasonable distance of a range of local services and community facilities, in particular schools and essential health services;

- 6.14 The development would provide two pitches in the context of a considerable shortfall in the number of pitches required and identified as outlined in the preceding paragraphs. Given the small scale of development, it is not considered that the development would be of a density or number as to overwhelm the nearby locality and would improve upon what is considered a significant shortfall in the five-year housing land supply to accommodate an identified need of Gypsy and Travelling Showpeople sites within the District.
- 6.15 The appeal decision relating to DC/19/2105, which was for two pitches some 100m to the east of this application site, is a material consideration in the assessment of this current application. In the Planning Inspectorate's decision to allow the appeal, they concluded at paragraph 16 that *'the development is in a suitable location with particular regard to access to local services/facilities. Consequently, the development would accord with the strategic aims of HDPF Policy 23 d. which requires sites to be located in or near to existing settlements and within a range of local services and community facilities, amongst other things. The scheme also accords with the requirements of the Framework.'* Given the close proximity of the appeal scheme to the current application site it cannot be argued that the current application site is not in a suitable location given the precedent set by this appeal decision.
- 6.16 These matters are of significant weight in the consideration of this application, and weigh heavily in favour of granting planning permission. Taken together, and consistent with the decision reached in respect of the previous application on this site DC/25/0317, the principle of development of the scale proposed on this site is therefore considered acceptable, subject to all other material considerations, as set out below.

Landscape Character and Appearance

- 6.17 Policy 23(e) of the HDPF states that development for non-allocated gypsy / traveller sites must demonstrate that:
- e. The development will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.*
- 6.18 In addition, Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.19 Policy 26 of the HDPF requires proposals to be essential to the countryside location be of a scale appropriate to their countryside character location, not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside and/or conserve, and/or enhance, the key features and characteristics of the landscape character area in which it is located.
- 6.20 In the allowed appeal decision DC/19/2105 at the site 100m to the east of the site, the Planning Inspector considered in their appraisal of the site, that *'overall, the extent of the vegetation surrounding the site, comprises sufficient mitigation to screen the development,*

preventing any significant harm to the visual amenity of the surrounding area'. The inspector concluded that 'the development does not create any significant harm to the character and appearance of the site or the surrounding area. The scheme therefore complies with the design, character and appearance aims of HDPF Policy 23 e. which requires development not to have an unacceptable impact on the character and appearance of the landscape and are sensitively designed to mitigate any impact on its surroundings, amongst other things. The scheme also accords with the requirements of the Framework'.

- 6.21 Although this site is geographically very close to the permitted site to the east at Parsons Field Stables, its is a separate site with a different layout. Prior to the retrospective development, this site was an undeveloped field, bound by agricultural fencing to the east and hedging and mature trees to all other sides.
- 6.22 The immediate site context holds rural qualities, predominately composed of wooded and agricultural landscape features. Ancient Woodland (AW) and a small stream abut the southern boundary, comprising part of a larger woodland block that sprawls further north-west and south-east. Adjacent to the woodland block lie agricultural fields, comprising a strong and well-defined field pattern by hedgerow and hedgerow trees interspersed by shaws and sporadic dwellings and farmsteads.
- 6.20 At a local level, the proposed site falls within J1 Billingshurst and North Heath Farmlands Landscape Character Area (LCA) as defined by the Horsham District Landscape Character Assessment (2003). Key relevant characteristics of J1 experienced within the site and contextual landscape include: gently undulating landform; small to medium size fields enclosed by frequent hedgerows, copses and small to medium sized woodland blocks; and semi enclosed landscape. Sensitivity to change is moderate, with key sensitivities to: small scale incremental changes eroding character, e.g. increase in horse paddocks.
- 6.21 Immediately to the north, opposite the site, is Bets Farm and to the east, Parsons Fields Stables, both urban features of which sit behind layers of mature landscape and not experienced as major detractors to the countryside setting. Views in and out of these sites are limited.
- 6.22 Access to the site is from Pickhurst Lane, a narrow, verdant road bounded by dense vegetation, running in a west-east direction on the northern site boundary. Multiple PRowS are located in proximity. The woodland and fields are enjoyed by receptors on PRow 1983, and views onto site should positively contribute to the rural character and landscape setting. These views, however, are now screened by a newly implemented closeboard fence, introducing suburban form into the undeveloped woodland. This fence runs along the length of the western and southern boundaries. This fenceline was specifically identified as having a negative landscape impact on the site at the previous refused scheme, and following amended plans being submitted (dated 23.01.2026), this application now includes the removal of all of the close-boarded fences that are currently on the site. This will be replaced with post and rail fencing and mixed species native hedging to be planted on the outside of the fence line on both the western and southern boundaries. A condition is recommended requiring the removal of the existing close boarded fence and its replacement with post and rail countryside fencing within 6 months of the planning decision (condition 3).
- 6.23 The previous refusal also identified the amount of hardstanding and number of buildings on the site as creating a sense of 'domestic sprawl' with the urbanising impact having an eroding effect on the rural landscape character of the area. This application seeks to overcome this concern by removing a large section of hardstanding and removing the large 'American barn' that is located to the west of the site, accessed via the hardstanding. This would reduce the built form on the site with all of the 'urban' features being to the east of the site only. The site would then contain two static caravans, two day rooms and a stable block with three stables creating a more proportionate and sympathetic development on the site. Conditions are recommended requiring the removal of the hardstanding identified to be removed on the plan

(condition 2), and the removal of the American Barn and reinstatement of the grassed field, within 6 months of the planning decision (condition 4).

- 6.24 The previous refusal also made note of the loss of boundary vegetation due to the recent clearing of hedgerow and vegetation on Pickhurst Lane and the site's western boundary. This was considered to create a more visually open site particularly sensitive to views from Pickhurst Lane and the adjacent PROW. This application seeks to overcome this concern by proposing the planting of native species hedging along the southern and western boundaries as well as the reinstating of mixed species native hedging next to the access that was removed to make a wider access previously. A full planting specification has been submitted which includes a landscape management plan and a schedule of native species to be planted. This is considered to be an improvement on the previous application and the current condition of the site. A condition is recommended requiring the proposed planting to be carried out within the first planting season after the granting of the planning decision (condition 5).
- 6.25 With the proposed new native planting being secured by condition, the proposed development would continue to be contained within the existing established boundary line and would not materially encroach into the wider surrounding countryside
- 6.26 The previous application (which reflects the current position on site) was considered to be contrary to policies 23(e), 25 and 33 of the HDPF, by virtue of the inappropriate close-boarded fencing, the amount of hardstanding, the number of buildings and the lack of/ loss of native species hedging. It is considered that the proposed amendments on site, to be implemented within 6 months of a planning decision, would be sufficient to overcome these concerns such that, on balance, officers recommend that it has been demonstrated that the proposal would not result in an unacceptably adverse visual and/or landscape impact, or cause harm to the semi-rural character and setting of the site.

Amenity Impact

- 6.27 Policy 33(2) of the HDPF states that development will be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land. Policy 23(e) of the HDPF also requires an assessing of amenity impact for non-allocated gypsy / traveller sites.
- 6.28 It is noted that there have been objections from within the district in regards to concern over the impacts of the proposal on residential amenity (impact from noise, lighting and disturbance), highways safety, and the unlawful retrospective nature of the development. Whilst these impacts have been considered, the proposal is some distance from the nearest neighbouring property to the north, and it is unlikely that two pitches would result in unacceptable noise or disturbance impacts. It is recommended that the site be conditioned to be restricted to two pitches only (condition 11). The proposed additional planting which will act as a screening to the entrance and additional native planting to the western boundary will help to screen the site further from the closest residential.
- 6.29 It is considered that given the single storey nature of the caravans/buildings/structures on site, the restriction to two pitches only, and the distances maintained that the proposed would not cause unacceptable harm to neighbouring amenity.

Highways Impact

- 6.30 Policy 23(b) of the HDPF states that development for non-allocated gypsy / traveller sites must demonstrate that:
- b. The site is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users;*

- 6.31 In addition, policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. In addition, proposals should minimise conflict between traffic, cyclists and pedestrians.
- 6.32 The planning statement outlines that this proposal will utilise an established access point onto Pickhurst Lane. However, the applicant has removed a large portion of hedgerow fronting Pickhurst Lane to create a new access point. The submitted plans show that the applicant intends to close the access to make it narrower with native hedgerow.
- 6.33 On balance, and on the basis that Pickhurst Lane at this point is lightly trafficked and with vehicle speeds below the posted speed limit, it is not anticipated that the proposed would have a severe cumulative impact on the publicly maintained highway at this point. As stated earlier in the report, the number of vehicular movements during the peak hours for this proposal is not anticipated to be high. Therefore, the access arrangements as proposed are unlikely to result in detrimental impact.
- 6.34 The addition of a private stable block would not be anticipated to give rise to a material increase in vehicular movements over that generated by the mobile homes, based on the stables being privately held. It is recommended that a condition is attached to ensure the stables remain private in nature (condition 18).

Other Matters

Barriers to Development

- 6.35 Policy 23(a) of the HDPF states that development for non-allocated gypsy / traveller sites states that:
- a. There must be no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable.
- 6.36 The site is situated within flood zone 1 with low risk of fluvial flooding. The proposed development is also located outside of any surface water flow paths according to EA flood risk mapping. In line with the National Flood Risk Standing Advice and Paragraph 175 of the NPPF the proposal is therefore exempt from being required to carry out a sequential test.

Services

- 6.37 Policy 23(c) of the HDPF states that development for non-allocated gypsy / traveller sites must demonstrate that:
- c. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas;
- 6.38 A Drainage Strategy has been submitted. Amendments have been made that remove all impermeable surfacing and consider greenfield runoff rates as the starting point. The final version is dated 21.10.2025 and should be read alongside the additional drainage details provided 20th November 2025 in response to the consultations received. It is noted that the drainage engineer has no outstanding objection to the proposal. In line with the most recent submitted drainage strategy, and notwithstanding any previous plans, it is stipulated that the applicant must remove all existing hardstanding from the site and replace the areas of

hardstanding to be retained, with permeable surfacing, which should be installed only within the areas identified on the approved Drainage Plans (Drawing number CIV-100 A06 Proposed Drainage Layout). A condition is recommended requiring the removal of the hardstanding identified to be removed on the plan and the replacement of the hardstanding area to be retained with permeable surfacing (conditions 2 and 10). This has been agreed by the applicant's agent and is necessary to ensure the run-off rates are not increased.

Water Neutrality

- 6.39 The previous application was refused on the grounds that water neutrality had not been satisfactorily demonstrated. The 2021 Position Statement from Natural England that introduced the requirement for water neutral development has now been withdrawn (dated 31st October 2025), with the Withdrawal Statement citing a package of measures that Natural England were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.
- 6.40 To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching.
- 6.41 Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. Natural England have been consulted on this Appropriate Assessment and have provided standing advice which raises no objection to this approach.
- 6.42 Accordingly, Officers now consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with s.70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Ecological and Arboricultural Impacts

- 6.43 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.45 The previous application was refused on ecological grounds. Although the Council's ecologists raised no objection, it was found that the submitted ecological information was incorrect and did not consider the native hedgerow that had been removed and the invasive laurel that has been planted in its place. It was therefore refused on insufficient/ incorrect information. The submitted details acknowledge that some native hedgerow has been lost at the site entrance and that some trees may have been impacted by the installation of the close-boarded fence. The submitted plans also now include details of further planting to be undertaken as part of the development, as well as the removal of the laurel that has been planted.

- 6.46 A Preliminary Ecological Appraisal has been submitted and considered by the Council's ecological consultant, raising no objection to the proposed development subject to the inclusion of relevant suitably worded conditions. It is considered that the proposal will have no adverse effect on protected species or habitat.
- 6.47 An area of Ancient Woodlands to the south of the application site (outside of the red line boundary) contributes to the rural vernacular and provides irreplaceable habitat. Paragraph 193(c) of the National Planning Policy Framework says that development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland, should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. It is considered that development should be a minimum of 15 metres from Ancient Woodland.
- 6.48 The submitted plans show the parcel of land to the southernmost part of the site beyond the post and rail fence and native hedge to remain undeveloped and left to develop naturally. This gives the ancient woodland more than the required 15 metres buffer.
- 6.49 The Council's Arboricultural officer has been consulted during the course of the application. It is regrettable that any damage to tree rooting from installation of fence posts has already occurred. Therefore, re-using the same fence posts to replace these fence panels with post and rail fencing (no further excavations required) will not have any additional impact to those pre-emptively inflicted.
- 6.50 The Council's Arboricultural officer advises that minimising excavations within the minimum recommended root protection areas (RPA's) of trees of landscape merit is always a requirement of new development proposals and that, as highlighted by the Landscape team, trenching for hedge planting (or services installation) in RPA's is not a recommended approach as it leaves very little scope to avoid damage to primary roots. Therefore, any new fence line to demarcate residential land, and associated hedge planting, should be undertaken outside of the minimum RPA's of the trees. Conditions 3 and 11 seek to secure this.
- 6.51 The Council's Arboricultural officer advises that any new planting for hedging or buffer/copse planting within the RPA of bounding trees should be limited to notch planting of transplants/whips if feasible. This is stipulated in the submitted landscaping plan (23.01.2026). A condition for compliance with the submitted Arboricultural Method Statement is recommended (condition 11) as well as a condition restricting development within the 15 metre Ancient Woodland Buffer (condition 15), officers advise that the proposals would accord with Policy 31 of the HDPF.

Biodiversity Net Gain (BNG)

- 6.52 Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.
- 6.53 The application is retrospective in nature. Retrospective applications are exempt from mandatory Biodiversity Net Gain requirements.

Conclusion and Planning Balance

- 6.54 The Council cannot currently demonstrate a five-year land supply for gypsy sites, and at present there remains an identified undersupply of available sites within the District.

Paragraph 11(d) of the NPPF states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In this context it is recognised that the proposal would go some way to addressing the identified need. This is a material consideration of *significant weight* in the overall planning balance.

- 6.55 Officers have considered the previous reasons for refusal and advise that the submitted plans would, on balance, result in a scheme that is acceptable in landscape, amenity and ecological terms. The current layout of the site is considered to be overdeveloped by hardstanding and buildings, creating a suburban site inappropriate in landscape terms for this location, however subject to appropriately worded conditions that ensure the removal of harmful hardstanding, suburban fencing and the large American barn, as well as the replacement of the remaining hardstanding with permeable materials and the planting of native hedgerow to the southern and western boundaries and adjacent to the entrance, the proposal is considered acceptable. The application is recommended for approval accordingly.

7. RECOMMENDATIONS

- 7.1 To approve full planning permission, subject to the conditions set out below:

1 **Approved Plans**

- 2 **Post- Occupation Condition:** Within three months of this decision, details of the method of removal for the hardstanding and replacement permeable surfacing shall be submitted to the Local Planning Authority for its approval in writing. Within 3 months of approval, the hardstanding shall be removed and replaced in accordance with the approved details.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 33, 35 and 38 of the Horsham District Planning Framework (2015).

- 3 **Post- Occupation Condition:** Within six months of the granting of this permission, the entire extent of existing close boarded fence will be removed from the site and replaced with post and rail fencing as shown on approved plan 2507PI_R1_002.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Post-Occupation Condition:** Within six months of the granting of this permission, the American Barn and concrete base shall be removed from the site and the land returned to its original grassed state as shown on drawing number 2507PI_R1_001.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of

visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Post-Occupation Condition:** The approved landscaping scheme and proposed native planting as detailed in approved plan 400 (dated 23.01.2026) and shown on approved plan 2507PI_R1_002 (dated 23.01.2026) shall be implemented within the first planting season following the date of this decision. This includes the additional native planting proposed to reduce the entrance width onto Pickhurst Lane, and the removal of the Laurel hedge.

Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after the date of this decision. Any proposed or retained planting, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Post-Occupation Condition:** Within six months of the date of this decision, all parking, turning and access facilities necessary to serve the site, shall have been implemented in accordance with the approved details as shown on plan Block Plan 23.01.2026 (2507PI_R1_002) and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Post-Occupation Condition:** Within three months of this decision a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Sylvatica Ecology Ltd., August 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- detailed designs or product descriptions for biodiversity enhancements; and
- locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details within three months of the Biodiversity Enhancement Layout being approved, and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 8 **Post-Occupation Condition:** Within three months of this decision, 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).

- 9 **Regulatory Condition:** All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Sylvatica Ecology Ltd., August 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

Reason: To conserve protected and Priority 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 s40 of the NERC Act 2006 (as amended).

- 10 **Regulatory Condition:** The development shall be carried out in accordance with the detailed drainage strategy (aegaea October 2025) and the Drainage Strategy and Drainage Details, Plans and Permeable surfacing plans (dated 30th November 2025).

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).

- 11 **Regulatory Condition:** The development shall be carried out in accordance with the approved Arboricultural Method Statement contained within the Tree Survey and Report, Beechdown Tree Consultancy dated 24th October 2025.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 12 **Regulatory Condition:** There shall be no more than two pitches on the site with no more than one mobile home/static caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) stationed on each pitch at any time. There shall be no more than one touring caravan stationed on each pitch at any time and these shall not be occupied by any person at any time whilst stationed on the application site.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity and to enable the Local Planning Authority to control the use of the site, in accordance with Policy 21, 22, 23 and 26 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015) and 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).

- 14 **Regulatory Condition:** The water usage of each caravan hereby permitted shall be limited to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 15 **Regulatory Condition:** Unless otherwise agreed by the Local Planning Authority, no site boundary treatments, buildings or development of any kind shall take place within 15 metres of the formal designation of the Ancient Woodland, as shown on the submitted plans, including wilfully damaging or uprooting, felling/removed, topping or lopping of trees or hedges within this buffer zone.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 16 **Regulatory Condition:** This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2024).

Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policy 21, Policy 22 and Policy 23 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** No industrial, commercial or business activity shall be carried out on from the site, including the storage of materials.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** No Heavy Goods Vehicles (defined as any vehicle having 3 axles or more and with a weight exceeding 3,500kg) shall operate to or from the site or be stationed, parked or stored on the site at any time.

Reason: In the interest of highway safety and amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** The stables hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTES TO APPLICANT

- The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

- The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence

8. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.