Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0357
Hope Farm , The Haven, Billingshurst, West Sussex, RH14 9BN

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 5 and 6 to approved application DC/23/0677.

RELEVANT PLANNING HISTORY:

DC/23/0677	Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use.	Application Permitted on 10.11.2023

PLANNING ASSESSMENT

Planning Application DC/23/0677 was granted consent on 10.11.2023. This permission was for the following:

Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open-air swimming pool for family use.

Consent is sought to discharge the details reserved by conditions 5 and 6.

Condition 5:

Pre-occupation Condition: *No dwelling hereby permitted shall be first occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report Rev 2 (Urban Edge Environmental Consulting Ltd, July 2023), shall be submitted to and approved in writing by the local planning authority.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation 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 the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The Council's Ecologist has reviewed the details related to Condition 5 - Details 19 – Habitat Features Drawing No. 22130-T-518 (Marian Boswall Landscape Architects, May 2024), Details 18 – Habitat Features Drawing No. 22130-T-517 (Marian Boswall Landscape Architects, May 2024), Details 13 – Water Features Drawing No. 22130-T-512 Revision A (Marian Boswall Landscape Architects, May 2024), EEP Plant List Drawing No. 067 Revision A (Marian Boswall Landscape Architects, July 2025) and Ecological Enhancements Plan Drawing No. 066 Revision A (Marian Boswall Landscape

Architects, July 2025), and are satisfied that the submitted information includes the detail required by this condition. As such, the requirements of the condition have been satisfied.

Condition 6:
Pre-occupation Condition: *No dwelling hereby permitted shall be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The Council's Ecologist has reviewed the details related to Condition 6 - Lighting Letter (Marian Boswall Landscape Architects, August 2025), Lighting Plan Drawing No. 069 Revision A Marian Boswall Landscape Architects, August 2025), Phase 1 Lighting Analysis (Roberts & Treguer, September 2025) and Bat Flightline and Dark Corridor Plans for Lighting Design Proposals (Collington Winter Environmental, June 2025), and are satisfied that the submitted information includes the detail required by this condition. As such, 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/25/0357
(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 Statement	Planning Statement Condition 5 by Roberts + Treguer dated 10 November 2025	NONE	13.11.2025
Supporting Docs	Bat Flightline And Dark Corridor Plans For Lighting Design Proposals by Collington Winter Environmental dated 4 June 2025	NONE	13.11.2025
Supporting Docs	Phase I Lighting Analysis by R&T dated 05 September 2025	NONE	13.11.2025
Supporting Statement	Planning Statement Condition 6 by	NONE	13.11.2025

	Roberts + Treguer		
Plans	Ecological Enhancements Plan	066 Revision A	13.11.2025
Plans	EEP Plant List	067 Revision A	13.11.2025
Plans	Lighting Plan	069 Revision A	13.11.2025
Plans	Details 13 - Water Features	22130-T-512 Revision A	13.11.2025
Plans	Details 18 - Habitat Features	22130-T-517	13.11.2025
Plans	Details 19 - Habitat Features	22130-T-518	13.11.2025
Supporting Docs	Letter from Marian Boswall Landscape Architects dated 4 August 2024 re. Lighting Design	NONE	13.11.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 06.01.2025

Authorising Officer sign/initial Tamara Dale Date: 08.01.2025