Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0370
Pear Tree Farm, Furners Lane, Woodmancote, West Sussex, BN5 9HX

DESCRIPTION:
Application for Approval of Details Reserved by condition 3(2)(a), (b) & (c) to application to application DC/25/0857.

RELEVANT PLANNING HISTORY:

DC/21/1796	Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings.	Allowed on Appeal 29/02/2024

PLANNING ASSESSMENT
Planning Application DC/21/1796 was granted consent on 31.05.2022. This permission was for the following:

"*Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings. Consent is sought to discharge the details reserved by conditions."*

A subsequent s73 application was approved for, '*removal of condition 8, 9, 10 and 11 of previously approved application reference DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) to allow updated approach to water neutrality*' under ref: DC/25/0857.

This approval of details seeks to agree details for condition 3(2) of DC/25/0857. This condition states: -

3(2) **Regulatory Condition**: Within 2 months of the date of this application a Site Development Scheme shall be submitted to the Local Planning Authority for its approval in writing. The Site Development Scheme shall include a timetable for its implementation and details of:

a) The means of foul and surface water drainage of the site.

c) External lighting on the boundary of and within the site.

e) Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.

Reason: As these matters are fundamental to safeguard the ecology, the adequate provision of recycling facilities and to ensure the protection of the landscape in accordance with Policy 31, 33 of the Horsham District Planning Framework (2015).

(a) The means of foul and surface water drainage of the site.

The consultation officer was consulted during the course of the appeal, with no objections to the application. The consultation was resubmitted to the Drainage officer as part of the current application who has no objections to the Drainage strategy submitted. The requirements of the condition have been satisfied.

The application is accompanied by a drainage strategy which allows for restricted surface water flows to a drainage ditch along the eastern boundary, with package treatment plants for foul disposal. The approach is considered acceptable and the Council's Drainage Officer has raised no objections. The submitted details are therefore considered acceptable.

(c) External lighting on the boundary of and within the site.

The applicant has submitted a block plan showing the location and specification of the lighting for each caravan. The lighting system is considered appropriate to the nature of the approved development and the location of the site, with the details therefore acceptable.

(e) Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.

The applicant has submitted an annotated block plan showing the management strategy for landscaping on the site, together with details of retained and new hedges and shrub planting. The approach is considered acceptable for the development in this location.

Recommendation: Application Permitted

NOTE TO APPLICANT
Ordinary Water Consent
The application is advised that under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent (ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers). Further details can be found through: -

https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/

Plans list for: DISC/25/0370
(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
Block plan	Proposed	2403PE_R1_Con.3a REV 000	24.11.2025
Block plan	Proposed	2403PE_R1_Con.3e REV 000	24.11.2025
Supporting Statement	Drainage Strategy	NONE	24.11.2025
Supporting Statement	Floodlight details	NONE	24.11.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 05.03.2026