



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0062

Land At 514777 135669 , Marches Road, Warnham, West Sussex, RH12 3SL

DESCRIPTION:

Approval of details reserved by condition 4, 5, 7, 8, 9 to approved application DC/25/0982.

RELEVANT PLANNING HISTORY:

DC/25/0982	Change of use of land for the siting of 2 static caravans, 2 touring caravans for human habitation to be occupied Gypsy's and Travellers, with associated parking, relocation of existing access erection of day room (Retrospective)	Application Permitted on 18.11.2025
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PLANNING ASSESSMENT

Planning Application DC/26/0062 was granted consent on 18.11.2025. This permission was for the following:

Change of use of land for the siting of 2 static caravans, 2 touring caravans for human habitation to be occupied Gypsy's and Travellers, with associated parking, relocation of existing access erection of day room (Retrospective)

Consent is sought to discharge the details reserved by conditions 4, 5, 7, 8, 9.

Condition 4:

Regulatory Condition: Within three months of the date of this decision, a Biodiversity Compensation and Enhancement Strategy (for protected and Priority species and habitats) shall be submitted to the Local Planning Authority for its approval in writing. The Biodiversity Compensation and Enhancement Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- (b) detailed designs or product descriptions to achieve stated objectives;*
- (c) identification and numbers of native species to be planted;*
- (d) locations, orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);*
- (e) persons responsible for implementing the compensation and enhancement measures; and details of initial aftercare and long-term maintenance (where relevant).*

The strategy shall be implemented within 3 months of such approval being given and shall be carried out in strict accordance with the agreed details. The strategy and related measures shall be retained in that manner thereafter.

Reason: To compensate and enhance native hedgerow and woodland and protected, Priority and threatened species & habitats and allow the LPA to discharge its duties under the NPPF (December 2024) and s40 of the NERC Act 2006 (as amended).

The Council's Ecologists have reviewed the details submitted for this condition. They state: 'We have reviewed the Ecological Enhancement Strategy Plan (Bradford Smith, February 2026), which has been

submitted in order to discharge Condition 4. We are generally satisfied that the submitted information includes the detail required by this condition. However, please note:

- a) the bat box mounted on a pole should be at least 4m above the ground, not 1.8m - 3.0m as indicated on the plan. This is to protect bats from predators and to ensure easy flight access.
- b) The bird boxes should be mounted on trees at 2 to 4 meters above the ground to protect them from predators and facing north to south-east to avoid strong sunlight and wet winds.'

In response to the ecology comments, the applicants submitted revised plans (P2) that show the bat boxes at least 4 metres high and the bird boxes between 2 and 4 metres above the ground.

The requirements of the condition have been satisfied.

Condition 5:

Regulatory Condition: Within three months of the date of this decision, a lighting design scheme for biodiversity shall be submitted to the Local Planning Authority for its approval in writing. 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. No further external lighting shall be installed without the prior written consent of the Local Planning Authority by way of a formal application.

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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The Council's Ecologists have reviewed the details submitted for this condition. They state: 'We have reviewed the Outdoor Lighting Report (SHD Outdoor Lighting Company, February 2026) and Ecological Enhancement Strategy Plan (Bradford Smith, February 2026), which have been submitted in order to discharge Condition 5. We are satisfied that the submitted information includes the detail required by this condition.'

The requirements of the condition have been satisfied.

Condition 7:

Regulatory Condition: Within three months of this decision, visibility splays for the new access serving the development (including details of any planting to be removed) shall be submitted to the Local Planning Authority for its approval in writing. The visibility splays shall be provided within 3 months of such approval being given and in accordance with the agreed details. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Drawing GP/03/24 Rev E demonstrates maximum achievable visibility splays of 85 metres in the eastern direction and 138 metres in the western direction at a setback distance of 2.4 metres. Therefore the Highway Authority do not have any objection to discharge Conditions 7 and 8. This condition can be discharged- the applicant is reminded that the details should be implemented within three months of this decision.

The requirements of the condition have been satisfied.

Condition 8:

Regulatory Condition: Within three months of the date of this decision, details of parking and turning facilities for the site shall be submitted to the Local Planning Authority for its approval in writing. The parking and turning facilities shall be provided in accordance with the agreed details and within 3 months of such approval being given. The parking and turning facilities shall thereafter be 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).

Drawing GP/03/24 Rev E demonstrates that there is sufficient space within the site to provide at least two spaces per pitch as well as turning room. This condition can be discharged- the applicant is reminded that the details should be implemented within three months of this decision.

The requirements of the condition have been satisfied.

Condition 9:

Regulatory Condition: Within three months of the date of this decision, full details of all hard and soft landscaping works shall have been submitted to the Local Planning Authority for its approval in writing. The details shall include plans and measures addressing the following:

- o Details of all existing trees and planting to be retained and removed.*
- o Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels*
- o Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials*
- o Proposed and existing functional services above and below ground such as drainage, power, communications cables and pipelines - including drainage ditch levels and location relative to existing trees.*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the scheme. 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 5 years after completion of the development. Any proposed planting, which within a period of 5 years, 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).

An Ecological Enhancement Plan (Bradford Smith, February 2026), which contains details of hard and soft landscaping has been submitted. This includes full native hedge mix details. Revised plans were received to include the missing information relating to hardstanding and drainage. The required elements of the condition are assessed below under their headings:

- *Details of all existing trees and planting to be retained and removed.*

The existing road side oak and ash and hawthorn are to be retained. Additional trees within the side on the road boundary are proposed as well as hedgerow and native scrub. This is a relatively small site with limited planting potential and this additional planting is adequate to ensure the site is as softly landscaped as possible within the constraints.

- *Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels*

The applicants have submitted a plan that is entitled 'surface and foul water drainage strategy-proposed layout. This is the plan that includes the details of the hard surfacing. This shows permeable surfacing consisting of 50mm loose gravel over stone sub base.

o Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials

The Ecological Enhancement Strategy and proposed block plan. The existing 2 metre close boarded fence will remain around the perimeter of the site. Native planting is proposed in front of this.

o Proposed and existing functional services above and below ground such as drainage, power, communications cables and pipelines - including drainage ditch levels and location relative to existing trees.

This is not the full drainage condition. Conditions 2 and 3 relate to full drainage details and its functionality, whereas this part of the landscape condition is aimed at ensuring the drainage proposals do not contradict with the landscaping proposals. Therefore, even though the HDC drainage officer is raising detailed queries- these should be considered under conditions 2 and 3 that are to be submitted imminently.

The drainage details proposed include a package treatment plant/ tank and surface water an foul connection to existing ditch. These proposals include drainage ditch locations and appear to be in line with the original proposal and can be accommodated without compromising the landscape proposals.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

Please re-submit the drainage details to discharge conditions 2 and 3 that have been removed from this application. Please also consider the drainage officer comments in relation to this.

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/26/0062

(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	GP/03/24 REV E	19.02.2026
Supporting Docs	Lighting report	NONE	19.02.2026
Plans	Lighting layout	NONE	19.02.2026
Supporting Docs	Covering letter	NONE	19.02.2026
Supporting Docs	Planting schedule	1134-LA-P-02 rev a	25.03.2026

