PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/24/1409

Land North West of Junipers
Harbolets Road
West Chiltington
West Sussex

Change of use of land to a 2No. pitch Gypsy/Traveller site comprising the siting of 1No. Mobile Home, 1No. Touring Caravan, and 1No. Dayroom per pitch (Retrospective).

RESOLVED:

At its meeting on 10th March 2025, the Planning Committee South resolved to approve the application, in accordance with the Officer recommendation, subject to the completion of a s106 agreement and the list of conditions as set out in the Officer Report

Since this resolution, the proposed means of securing the mitigation for water neutrality has slightly altered. Instead of the applicant and offsetting landowner's (South Lodge Hotel and Nicholls) obligations being secured in a single joint s106 agreement, the landowner's duties in offsetting the development's water are set out in a separate s106 agreement (legal ref: CB/12369). The applicant's duties are now to be linked to the offsetting landowner's s106 By way of the condition below. The outcome remains that the requirements on both parties remain the same as would have been the case if they had all signed into a single s106 agreement.

The s106 has now been completed therefore the additional condition below should be attached to the planning permission. The referenced document should also be added to the approved plans list. The full suite of conditions is included below also.

Within three months of the date of this decision evidence shall be submitted and approved in writing by the Local Planning Authority confirming that:

i) the offsite offsetting measures set out in the Water Neutrality Statement (WATER CREDIT SCHEME STATEMENT AT THE SOUTH LODGE HOTEL Addendum - Overarching s106 23.9.25) have been fully implemented and are operational in accordance with the obligations set out in the s106 legal agreement appended to the document; and

ii) the requisite water credits have been secured pursuant to the offsite offsetting measures under part i)

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the HDPF, Paragraph 193

of the National Planning Policy Framework (2024), and to enable the Local Planning Authority 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).

Case Officer: Kate Turner	**Date:** 27.11.2025
Authorising Officer: Adrian Smith	**Date:** 27/11/2025

Conditions:

1 Plans list

2 **Regulatory Condition:** Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

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).

3 **Regulatory Condition:** Within three months of the date of this decision a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

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 35 and 38 of the Horsham District Planning Framework (2015).

4 **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 and been approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing trees and planting to be removed and retained
(b) Appropriate and additional native hedgerow and tree planting along the less vegetated boundaries with Harbolets Road – planted in double staggered rows at 5 plants per linear metre
(c) Additional soft landscaping within the site including wildflowers, flowering lawns and trees
(d) Details of all hard surfacing materials and finishes
(e) Details of all external lighting
(f) Details of Ecological and Biodiversity Enhancements

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the details. 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 or retained 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).

5 **Regulatory Condition**: Within three months of the date of this decision evidence shall be submitted and approved in writing by the Local Planning Authority confirming that:

i) the offsite offsetting measures set out in the Water Neutrality Statement (WATER CREDIT SCHEME STATEMENT AT THE SOUTH LODGE HOTEL Addendum - Overarching s106 23.9.25) have been fully implemented and are operational in accordance with the obligations set out in the s106 legal agreement appended to the document; and

ii) the requisite water credits have been secured pursuant to the offsite offsetting measures under part i)

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the HDPF, Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority 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).

6 **Regulatory Condition:** Within three months of the date of this decision evidence shall be submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy (cgs civils dated 14th August 2024) for each pitch has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

Reason: To ensure the development is water neutral 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), and to enable the Local Planning Authority 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).

7 **Regulatory Condition:** Within three months of the date 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 provided within three months of the approval of these details and thereafter 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).

8 **Regulatory Condition**: Within three months of the date of this decision a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation

with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **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).

10 **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 caravans 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).

11 **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).

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12 **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).

13 **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).

14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no additional gates, fences, walls, or other means of enclosure shall be erected or constructed on the site.

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