Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0113
Whitebreads Farm, Stane Street, Slinfold, West Sussex, RH13 0RE

DESCRIPTION:
Approval of details reserved by conditions 2 and 3 to approved application DC/24/1872.

RELEVANT PLANNING HISTORY:

DC/24/1872	Change of use of Unit 1 from Use Class B1 to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class Egiii); use of adjacent hardstanding for the display of caravans and motorhomes for sale; and erection of fencing to enclose the site (Retrospective).	Application Permitted on 04.02.2025

PLANNING ASSESSMENT
Planning Application DC/24/1872 was granted consent on 04.02.2025. This permission was for the following:

Change of use of Unit 1 from Use Class B1 to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class Egiii); use of adjacent hardstanding for the display of caravans and motorhomes for sale; and erection of fencing to enclose the site (Retrospective)

Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2:

Regulatory Condition*: Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission)*

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

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

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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The Applicant has submitted a Biodiversity Enhancement Layout prepared by AEWC (Animal Ecology & Wildlife Consultants) Ltd, dated 18 March 2025. Following consultation with the Council's Ecological Consultant, no objection was raised with regards to the proposed layout. The submitted detail is therefore considered satisfactory pursuant to condition 2.

Condition 3:

Regulatory Condition*: Within six months of the date of the permission hereby granted, a landscape planting plan shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained,*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. Ground preparation, cultivation and other operations associated with plant and grass establishment.*
- *Regimes for successful establishment of hedgerow, such as watering and hand weeding*
- *Wildflower seed mix to be used.*
- *Management and maintenance for the duration of the site.*

The approved landscaping scheme shall be fully implemented in accordance with the approved 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 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).

The Applicant has submitted a soft landscape strategy and planting plan. Following consultation with the councils Landscaping team, no objection was raised with regards to the proposed layout. The submitted detail is therefore considered satisfactory pursuant to condition 3.

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/25/0113

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Soft Landscape Strategy	2001 REV P02	01.04.2025
Details plan	Planting	6020 REV P02	01.04.2025
Supporting Docs	Biodiversity Enhancement Layout	NONE	01.04.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	09.05.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	27.05.2025