Horsham District Council

Mr James Dean
Gess Gates Farm
Stane Street
Adversane
Pulborough
RH14 9JR

Our ref:	DISC/25/0017
Your ref:	Gessgates Farm Stane Street RH14 9Jr
Email:	planning@horsham.gov.uk
Direct Line:	01403 215322
If Calling Please ask for:	Alice Johnson
Date:	23rd July 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7, 15 and 18 to approved application DC/24/0345

Gess Gates Farm, Stane Street, Adversane, West Sussex

SPLIT DECISION

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for protected and Priority species (Bats, Barn Owl, reptiles, and nesting birds) and pollution control measures for the Upper Arun SSSI, has been submitted to and approved in writing by the local planning authority.
The content of the method statement shall include the following:
a) purpose and objectives for the proposed works;
b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
c) extent and location of proposed works shown on appropriate scale maps and plans;
d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
e) persons responsible for implementing the works;
f) initial aftercare and long-term maintenance (where relevant);
g) disposal of any wastes arising from works.
The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and 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), s40 of the NERC Act 2006 (as amended) and s17 Crime Disorder Act 1998.

Date of approval - 23rd July 2025

5. **Pre-Commencement Condition**: No development shall commence until details showing the proposed location of one fire hydrant or stored water supply (in with the West Sussex Fire and Rescue Guidance Notes) has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.

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

Date of approval - 23rd July 2025

6. **Pre-Commencement Condition (Slab Levels**): A Biodiversity Enhancement Layout for biodiversity enhancements listed in Preliminary Ecological Appraisal and Roost Assessment report v 1.0 (arbtech, July 2024) shall be submitted to and approved in writing by the local planning authority.
   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 and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

Date of approval - 23rd July 2025

7. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the local planning authority. The strategy shall:
   a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
   b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated hat areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

   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 (as amended).

Date of approval - 23rd July 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan			27.01.2025
Supporting Statement	Figure 2	Figure 2	30.03.2025
Supporting Statement	Figure 1	Figure 1	30.03.2025
Supporting Statement	Appendix 3	Appendix 3	30.03.2025
Supporting Statement	Appendix 4	Appendix 4	30.03.2025
Supporting Statement	Appendix 2	Appendix 2	30.03.2025
Supporting Statement	Appendix 1	Appendix 1	30.03.2025
Supporting Statement	Arbtech Report	Arbtech Report	30.03.2025
Supporting Statement	Fire Hydrant Survey Map	Fire Hydrant Survey Map	18.03.2025
Supporting Statement	Construction Environmental Management Plan		02.05.2025
Supporting Statement	BIODIVERSTITY REGS, RECOMMENDATIONS & ACTIONS		02.05.2025
Supporting Statement	BIODIVERSITY METHOD STATEMENT		02.05.2025

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

4. **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

   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).

18. **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.
   Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

   Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

For the following reasons:

1 Insufficient information has been provided with regards to Condition 4 (means of foul and surface water disposal) thus the Local Planning Authority are unable to discharge this condition.

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the details submitted pursuant to Condition 18 are sufficient to establish the impact of the proposal on the trees/hedgerows at the site and the methods for their protection such as to satisfy the requirements of Condition 18.

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	tank plan	tank plan	27.01.2025
Supporting Statement	Drainage Layout Plan	663025-100	26.06.2025
Supporting Statement	Drainage Construction Detail	663025-101	26.06.2025
Supporting Statement	Engineer Report One		26.06.2025

Note to Applicant
The applicant is advised that condition 15 does not require the submission of details for agreement by the Local Planning Authority.

Note to Applicant
The applicant is advised to review the officer report on the public file available via the Council's website and above reference number which explains further the measures required to satisfy conditions 4 and 18.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or ‘minor commercial’ (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.