Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0371
Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex, RH20 1DA

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 6, 7 and 10 to approved application DC/24/0256.

RELEVANT PLANNING HISTORY:

DC/24/0256	Change of Use of land for the stationing of 2 additional static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.	Application Permitted on 05.06.2025

PLANNING ASSESSMENT
Planning Application DC/24/0256 was granted consent on 05.06.2025. This permission was for the following:

Change of Use of land for the stationing of 2 additional static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.

Consent is sought to discharge the details reserved by conditions 3,4,6,7 and 10.

Condition 3:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul water disposal 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).

The previous attempt to discharge this condition (DISC/25/0226) was refused, with the drainage officer raising concerns around the location of the stable waste and the stable block/ cesspool and details around the rainwater harvesting. The applicant has submitted revised and additional drainage details with this application. The strategy introduces permeable surfacing to the site. The cess pool has been relocated outside of the stable washdown and the rainwater harvesting element has now been removed (with the requirement for water neutrality being removed).

The drainage officer has considered the details provided within the document 'Response to LLFA Comments' and has raised no objection to the additional information provided and the overall drainage strategy.

The Landscape officer under refused DISC/25/0226 raised concern with the Future Maintenance Strategy for the surface water drainage network, in relation to herbicide use. No maintenance strategy has been provided within this discharge of condition, but this was not a requirement of the condition so it would be unreasonable to refuse this discharge on that basis.

The requirements of the condition have been satisfied.

Condition 6:

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and 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) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments including new hedgerow to western boundary of entrance
(e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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).

The landscaping plan submitted to discharge condition 6 includes the retention of the existing leylandi hedging. Fencing will be post and rail apart from to the rear of the 2nd static where close boarded fence would be installed to ensure safe separation from the watercourse. The landscape officer has raised concerns in relation to the retention of the leylandi. However this was approved as an acceptable boundary by the Planning Inspector for appeal DC/19/2105 (Removal of condition 2 to previously approved application DC/16/2388 (Change of use of land to caravan site for stationing of up to three caravans for occupation by gypsy-traveller family with associated development (timber utility shed, utility trailer, septic tank, hard standing and additional landscaping)-part retrospective) to allow for the permanent use of the site for use a caravan site for occupation by gypsies and travellers.). It would therefore be unreasonable to now insist that this is removed as this application extends the site that is already lawful and this part of the site is within the existing lawful site.

As per condition 7 below, he landscape officer has confirmed that the lighting details submitted at validation of this DISC application, have changed since previous proposals. The newly proposed luminaires are three times brighter than previous (1550lm as opposed to 500lm), a cooler temperature and are no longer shielded. Therefore, proposals will significantly increase levels of light pollution which will have an eroding effect on the rural character of the local landscape.

This has been fed back to the applicant and the lighting has been amended back to the previously proposed lighting (plan 2311PA_r2 Con 7 dated 26.03.2026).

The requirements of the condition have been satisfied.

Condition 7:
Pre-Occupation Condition: No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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 landscape officer has confirmed that the lighting details submitted at validation of this DISC application, have changed since previous proposals. The newly proposed luminaires are three times brighter than previous (1550lm as opposed to 500lm), a cooler temperature and are no longer shielded. Therefore, proposals will significantly increase levels of light pollution which will have an eroding effect on the rural character of the local landscape.

This has been fed back to the applicant and the lighting has been amended back to the previously proposed lighting (plan 2311PA_r2 Con 7 dated 26.03.2026).

The requirements of the condition have been satisfied.

Condition 10:

Pre-Use Condition: The stables hereby permitted shall not be brought into use until details of the method for storage and disposal of stable waste have been submitted to and approved in writing by the Local Planning Authority. The approved method shall be fully implemented before the stables are brought into use and shall be maintained and operated in the approved manner thereafter.

Reason: In the interests of amenity and of preventing pollution and in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

A stable waste strategy has been provided and there is no objection raised. The requirements of the condition have been satisfied.

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/25/0371
(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
Supporting Docs	Condition 10 - Waste Storage and Removal	NONE	24.11.2025
Supporting Docs	Response To LLFA Comments	NONE	24.11.2025
Plans	External Lighting	CON.7	26.03.2026

Plans	Waste Storage and Disposal	CON.10	24.11.2025
Plans	Hard and Soft Landscaping	CON.6	24.11.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 26.03.2026

Authorising Officer sign/initial Adrian Smith Date: 26/03/2026