



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0032

Pear Tree Farm, Furners Lane, Woodmancote, West Sussex, BN5 9HX

DESCRIPTION:

Approval of details reserved by conditions 3(2) a, c and e to approved application DC/25/0857

RELEVANT PLANNING HISTORY:

DC/25/0857	Removal of condition 8, 9, 10 and 11 of previously approved application reference DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) to allow updated approach to water neutrality.	Application Permitted on 03.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0857 was granted consent on 03.12.2025. This permission was for the following:

"Removal of condition 8, 9, 10 and 11 of previously approved application reference DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) to allow updated approach to water neutrality."

Consent is sought to discharge the details reserved by condition 3(2) a, c and e.

(2) Regulatory Condition: *Within 2 months of the date of this application a Site Development Scheme shall be submitted to the Local Planning Authority for its approval in writing. The Site Development Scheme shall include a timetable for its implementation and details of:*

- a) *The means of foul and surface water drainage of the site.*
- c) *External lighting on the boundary of and within the site.*
- e) *Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.*

Reason: As these matters are fundamental to safeguard the ecology, the adequate provision of recycling facilities and to ensure the protection of the landscape in accordance with Policy 31, 33 of the Horsham District Planning Framework (2015).

- a) *The means of foul and surface water drainage of the site.*

The Council's Drainage officer has been consulted to consider the submitted details in regard to foul and surface water drainage. The applicant has submitted a Drainage strategy which shows discharge to a watercourse east of the site and attenuation tanks will be included outside of the Ancient Woodland. The attenuation rates have been found acceptable by the Council's Drainage Officer and it is conserved that when viewed in isolation, the drainage details are acceptable.

The drainage connection would go directly through the Ancient Woodland designation however and would not be in accordance with Paragraph 193(c) of the NPPF (2024). Paragraph 193(c) states that development result in the loss or deterioration of irreplaceable habitats should be refused unless:

- There are wholly exceptional reasons; and
- A suitable compensation strategy exists.

No case for exceptional reasons has been presented, however the council have considered the methodology of implementation to form reasons in favour of the development. The installation of the attenuation tank depends on a trenchless method of installing the drainage (impact moling) which would disturb the Ancient woodland root systems minimally. This would represent some attempt to minimise the harm to the Ancient Woodland. Whilst this does not form a wholly exceptional reason for the development the application site is already being occupied with several pitches presently being inhabited. The connections to the eastern water course have already been made therefore and refusing the application would not prevent further harm from occurring. The wholly exceptional reasons and compensation strategy in this case comes from current site circumstance, method of implementation, the details of trees, hedges and shrub planting which are extensive and the planning history of the application site, with the current use supported at (APP/Z3825/C/23/3318225) by the Inspector. In respect of 3(2) a, the submitted details are therefore considered acceptable.

c) External lighting on the boundary of and within the site.

The plans submitted in support of the discharge of condition 3(2) c and e submitted plans show one wall mounted floodlight per caravan which would be installed facing at a downwards angle. This approach is considered acceptable.

e) Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.

The applicant has submitted an annotated block plan showing landscaping on the site, together with details of retained and new hedges and shrub planting. The approach is considered acceptable for the development in this location.

Recommendation: Application Permitted

Plans list for: DISC/26/0032

(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
Plans	Condition 3a		29.01.2026
Plans	Condition 3e		29.01.2026
Supporting Statement	Flood Light Details		29.01.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 26th March 2026

Authorising Officer sign/initial Guy Everest Date: 26.03.2026