Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0200
Huddlestone Farm, Horsham Road, Steyning, West Sussex, BN44 3AD,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 to approved application DC/22/0100

RELEVANT PLANNING HISTORY:

DC/22/0100	Installation of a solar farm with associated infrastructure.	Application Permitted on 20.10.2022

PLANNING ASSESSMENT
Planning Application DC/22/0100 was granted consent on 19/10/2022. This permission was for the following:

Installation of a solar farm with associated infrastructure.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:
Pre-Commencement Condition : No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to,
and approved in writing by, the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:-
- details of maintenance regimes;
- details of any new habitat created on-site;
- details of treatment of site boundaries;
- details of management responsibilities;
- details of proposed enhancements to include: 10 of each- bird boxes, bat roost boxes, log piles/hibernacula & insect hotels; and
- details of the proposed 2km of new hedgerow planting, plus additional woodland planting.

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), and in accordance with Para 174 and 180 of the NPPF (2021).

The submitted information has been reviewed by the Council's Ecology Consultant to review the ecology aspects of the condition. The submitted details were found to be acceptable.

The Council's Landscape Officer also reviewed the landscape elements of the submitted details, and made some recommendations relating to a number of planting specifications. Following amendments to the planting mix, the Council's Landscape Officer is now satisfied with the submitted amendments.

The requirements of the condition have therefore now 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/25/0200

(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	Detailed Planting Plan Overview 4000	250131-RAP-XX-XX-DR-L-4000 P03	17.09.2025
Plans	Detailed Planting Plan 4001	250131-RAP-XX-XX-DR-L-4001 P03	17.09.2025
Plans	Detailed Planting Plan 4002	250131-RAP-XX-XX-DR-L-4002 P03	17.09.2025
Plans	Detailed Planting Plan 4003	250131-RAP-XX-XX-DR-L-4003 P03	17.09.2025
Plans	Detailed Planting Plan 4004	250131-RAP-XX-XX-DR-L-4004 P04	17.09.2025
Plans	Planting Schedule & Specifications 4005	250131-RAP-XX-XX-DR-L-4005 P04	17.09.2025
Supporting Docs	Landscape & Ecological Management Plan	250131-RAP-XX-XX-R-9501 P02	17.09.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 25.09.2025

Authorising Officer sign/initial J Hawkes Date: 25.09.2025