



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0071

Land North West of Junipers, Harbolets Road, West Chiltington, West Sussex, RH20 2LG

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 2, 3, 4, 7 and 8 to approved application DC/26/0362

RELEVANT PLANNING HISTORY:

DC/24/1409	Change of use of land to a 2No. pitch Gypsy/Traveller site comprising the siting of 1No. Mobile Home, 1No. Touring Caravan, and 1No. Dayroom per pitch (Retrospective).	Application Permitted on 27.11.2025
DC/26/0362	Removal of Conditions 5 and 6 of previously approved application DC/24/1409 (Change of use of land to a 2No. pitch Gypsy/Traveller site comprising the siting of 1No. Mobile Home, 1No. Touring Caravan, and 1No. Dayroom per pitch (Retrospective)) relating to water neutrality.	Application Permitted on 24.04.2026

PLANNING ASSESSMENT

Planning Application DC/26/0362 was granted consent on 24.04.2026. This permission was for the following:

Removal of Conditions 5 and 6 of previously approved application DC/24/1409 (Change of use of land to a 2No. pitch Gypsy/Traveller site comprising the siting of 1No. Mobile Home, 1No. Touring Caravan, and 1No. Dayroom per pitch (Retrospective)) relating to water neutrality.

Consent is sought to discharge the details reserved by conditions 2, 3, 4, 7 and 8.

Condition 2:

Regulatory Condition: Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.

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).

HDC Drainage have assessed the following information:

- Application Form: Application for Approval of Details Reserved by Condition dated 26th February 2026
- Covering Letter (WS Planning & Architecture, 26th February 2026, reference J004997)

- As Proposed Technical Details (WS Planning & Architecture, August 2024, reference J004997-TD-01)

A full assessment of the supporting information is provided within the formal consultation response provided by the HDC Drainage Officer dated 25/03/2026. Due to insufficient information provided that has been detailed in the drainage officer's response the Council are unsatisfied with the level of detail submitted and advise against the Discharge of Condition 2

The requirements of the condition have not been satisfied.

Condition 3:

Regulatory Condition: *Within three months of the date of this decision a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.*

Reason: *As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).*

The HDC Drainage Officer has reviewed the submitted surface water drainage scheme and covering letter and has identified that further information is required, as detailed in the formal consultation response dated 25/03/2026. Until the above information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

The requirements of the condition have not been satisfied.

Condition 4:

Regulatory Condition: *Within three months of the date of this decision full details of all hard and soft landscaping works shall have been submitted to and been 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) Appropriate and additional native hedgerow and tree planting along the less vegetated boundaries with Harbolets Road - planted in double staggered rows at 5 plants per linear metre*
- (c) Additional soft landscaping within the site including wildflowers, flowering lawns and trees*
- (d) Details of all hard surfacing materials and finishes*
- (e) Details of all external lighting*
- (f) Details of Ecological and Biodiversity Enhancements*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the 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 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 Council's Landscape Officer has assessed the following:

- Proposed plan J004997-TD-01

More information and modification (as detailed in HDC Landscape Officer's response dated 10/04/2026) is requested in order to recommend the discharge of Conditions 4.

The requirements of the condition have not been satisfied.

Condition 7:

Regulatory Condition: *Within three months of the date of this decision, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided within three months of the approval of these details and thereafter be retained for use at all times.*

Reason: *To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The Council's Landscape Officer has assessed the following:

- Refuse storage areas and a collection point are specified within the plan J004997-TD-01.

The submitted details identify the location of refuse and recycling storage areas in accordance with the requirements of the condition. The wording of the condition does not expressly require detailed design specifications (such as materials, enclosures, or screening), but rather the provision and approval of facilities. In this context, the information provided is considered sufficient to demonstrate that appropriate provision can be made on site. Notwithstanding the Landscape Officer's preference for additional detail, the condition as drafted has been reasonably complied with, and the level of information submitted is adequate to discharge the requirement.

The requirements of the condition have been satisfied.

Condition 8:

Regulatory Condition: *Within three months of the date of this decision a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.*

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

The submitted information confirms the location and provision of the fire hydrant(s)/stored water supply, demonstrating compliance with the requirements of the condition. The condition principally requires the installation and availability of firefighting infrastructure to the relevant standards, rather than the prior approval of detailed technical specifications. Matters such as compliance with BS 750 standards, water pressure, and operational suitability are appropriately controlled through separate regulatory regimes and liaison with West Sussex Fire and Rescue Service. On this basis, the information provided is sufficient to satisfy the requirements of Condition 8, and it is therefore considered reasonable for the condition to be discharged.

The requirements of the condition have been satisfied.

Recommendation: Split Decision

The requirements of conditions 2, 3, and 4 have not been satisfied

1. The drainage strategy detailing both the proposed means of foul water disposal and surface water drainage scheme does not meet with the requirements expressed by the HDC Drainage Team. More information as laid out in their response is required before conditions 2 and 3 can be determined.
2. The landscaping scheme does not meet with the requirements expressed by the HDC Landscaping Team. More information as laid out in their response is required before condition 4 can be determined.

The requirements of conditions 7 and 8 have been satisfied

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/26/0071

Schedule of plans/documents **not approved for conditions 2, 3 and 4:**

Plan Type	Description	Drawing Number	Received Date
Plans	As Proposed Technical Details	J004997-TD-01	27.02.2026

Schedule of plans/documents **approved for conditions 7 and 8**

Plan Type	Description	Drawing Number	Received Date
Plans	As Proposed Technical Details	J004997-TD-01	27.02.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 23/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026