PLANNING COMMITTEE REPORT

TO:	Planning Committee South
BY:	Head of Development and Building Control
DATE:	28th April 2026
DEVELOPMENT:	Full application for a proposed four pitch settled gypsy accommodation site
SITE:	Pear Tree Farm, Furners Lane, Woodmancote, BN5 9HX
WARD:	Henfield
APPLICATION:	DC/24/0506
APPLICANT:	**Name:** Tingey **Address:** C/O Agent, PROwe Planning Solutions, Melton Lodge, Rusper Road, Newdigate, Dorking, Surrey RH5 5BX

REASON FOR INCLUSION ON THE AGENDA: By request of Henfield Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for a proposed gypsy accommodation site comprising 4 pitches with static caravans and associated formal garden areas / curtilage. The pitches would be located within a parcel of land to the southeast side of the wider site with two pitches adjacent to each other over two rows (4 pitches in total), with each pitch comprising a day room with individual cycle and refuse storage facilities. Each pitch would have permeable hardstanding area for parking (for vehicle and touring caravan) and would be separated by new hedgerows. A total of 12 x new native trees are proposed within the application site.

1.3 Amendments and additional information have been received to address officer comments in relation to the BNG, ancient woodland and landscape matters.

DESCRIPTION OF THE SITE

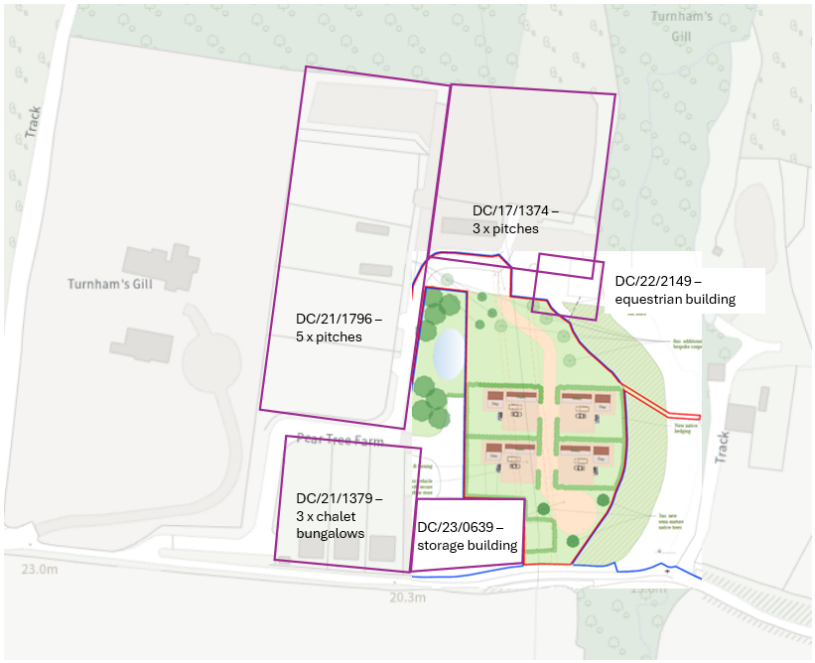
1.4 The application site forms a parcel of land within the south-eastern area of the wider site boundaries of Pear Tree Farm, which is located on the north side of Furners Lane near Henfield. Pear Tree Farm is accessed via a single gated entry / exit onto Furners Lane. Pear Tree Farm (2.39ha) lies outside of any defined settlement boundaries and therefore within the countryside. The built-up area boundary of Henfield is located approximately 0.8km to the west. The application site forms a smaller parcel of land within the wider site boundaries.

Contact Officer: Nicola Pettifer **Tel: 01403 215528**

1.5 There is a long access route that splits into two separate tracks within the wider site. The original track passes three new chalet bungalows located on the former site of two green metal profiled barns (now demolished) and an area of hardstanding adjacent to the southern part of the site adjoining Furners Lane. The second track leads north then east towards a 'paddock area' before turning north again and joining the original track that bisects the site into east and west parcels. The southern access leads to a tyre storage area along with related shipping containers (multiples stacked) within the wider site boundaries of Pear Tree Farm.

1.6 The wider character of the area surrounding the site is rural in nature and comprises a matrix of fields with field hedge boundaries, interspersed by existing sporadic residential dwellings (approx. 21 address points set along a 1.6km stretch of the private section of the lane to the east of the appeal site). There are some sporadic agricultural buildings in the surrounds of the wider countryside. Within the wider site boundaries of Pear Tree Farm and beyond the high hedge to the north of the application site is a gypsy site, occupied by a number of mobile homes and touring caravans.

1.7 The wider site has planning permission for the 3no gypsy and traveller pitches to the north-east of the site, allowed at appeal under planning ref: DC/17/1374 in February 2020 (Appeal ref: APP/Z3825/W/18/3198550), and 5 additional pitches and associated utility buildings allowed on appeal (Appeal ref: APP/Z3825/W/22/3311819) under planning ref: DC/21/1796 in February 2024. As already mentioned, there is also a small group of three recently constructed chalet bungalows approved under DC/21/1379, located within the wider site and to the west of the application parcel.



(Application site in context)

1.8 Ancient Woodland (known as 'Turnhams Gill') designated in 2010 is located immediately to the east of the application site. The property boundary line also delineates the ward and parish boundary line between Henfield to the west and Woodmancote to the east.

1.9 There are several Grade II listed buildings in the vicinity of the application site, the nearest of which are 'Holders' located between approx. 155m to the east. Further beyond is Little Bylsborough also Grade II listed, and a group of three listed buildings including Bylsborough; Barn (The Coach House); and Barn at Bylsborough. The site is separated from the listed buildings by the intervening belt of trees (including the ancient woodland) to the immediate south and east of the site boundaries and as such the listed buildings are considered to be sufficiently separated from the application site with limited intervisibility and are not considered to be affected by the proposal.

1.10 A Public Right of Way (footpath 2540) runs east to west at the southern end of the wider site and along Furners Lane, then joining ROW 2536 which runs north to south and across Furners Lane.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework (December 2024)
Planning Policy for Traveller Sites (December 2024)

Horsham District Planning Framework (HDPF 2015)
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development
HDPF21- Strategic Policy: Gypsy and Traveller Sites Allocations
HDPF22 - Gypsy and Traveller Sites
HSPD23 - Strategic Policy: Gypsy and Traveller Accommodation
HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
HDPF26 - Countryside Protection
HDPF31 - Green Infrastructure and Biodiversity
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF34 – Heritage Assets
HDPF35 - Strategic Policy: Climate Change
HDPF38 - Strategic Policy: Flooding
HDPF39 - Strategic Policy: Infrastructure Provision
HDPF41 - Parking
HDPF42 - Strategic Policy: Inclusive Communities

The Henfield Neighbourhood Plan (2021):
Policy 1: A Spatial Plan for the Parish
Policy 4: Transport Access and Car Parking
Policy 12: Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19)
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 13: The Natural Environment and Landscape Character

Policy 14: Countryside Protection
Policy 16: Protected Landscapes
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 27: Inclusive Communities, Health, and Wellbeing
Policy 43: Gypsies and Travellers

Planning Advice Notes:
Shaping Development in Horsham
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

North-west of the application site:		
DC/21/1796	Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings.	Application Refused on 31.05.2022 - *Appeal Allowed on 29.02.2024.*
North of the application site:		
DC/22/2149	Retention of building for use as equestrian storage.	Application Refused on 25.01.2023 - *Appeal Allowed 29.02.2024*
DC/22/0481	Retrospective change of use for a two year period in respect of B8 storage yard by Lanes Infrastructure in connection with Horsham broadband / fibreoptic contract.	Application Refused on 29.09.2022
DC/22/0313	Retrospective application for the erection of a commercial storage building (Class B8 Use).	Application Refused on 29.09.2022
DC/07/0675	Change of use of agricultural land to provide hardstanding for private equestrian use (retrospective)	Application Refused on 03.05.2007
HF/37/99	Retention and completion of 5 stables and tack room	Application Permitted on 15.06.1999
DC/22/0741	Change of use of land to form garden curtilage in connection to 3no gypsy and traveller pitches.	Application Permitted on 06.10.2022
DC/22/0082	Variation of Condition 2 of previously approved appeal DC/17/1374 (Proposed settled gypsy accommodation site comprising 3 pitches and associated utility building) Relating to the approved site layout.	Application Refused on 01.04.2022
DC/17/1374	Proposed settled gypsy accommodation site comprising 3 pitches and associated utility building	Application Refused on 25.09.2017 – *Appeal Allowed on 19.02.2020*
West of the application site:		

DC/23/2018	Variation of Condition 1 of previously approved application DC/23/0639 (Erection of commercial storage building (B8 use class)) to provide for the installation of two additional doors on the courtyard elevations	Application Permitted on 23.01.2024
DC/23/0639	Erection of commercial storage building (B8 use class).	Application Permitted on 20.09.2023
DC/21/2687	Application to confirm the continuous use of site for B8 (Storage and Distribution) purposes for a period in excess of ten years (Lawful Development Certificate - Existing)	Application Refused on 26.01.2022
DC/20/0895	Application to confirm external tyre storage yard having been in existence for in excess of 10 years (Certificate of Lawful Development - Existing)	Application Permitted on 04.09.2021.
HF/103/02	Certificate of lawful development relating to the commercial storage of up to 600 used tyres for subsequent distribution	Application Permitted on 12.05.2003
DC/21/1379	Demolition of existing buildings and erection of 3no chalet bungalow style dwellings in the alternative to permission granted under DC/19/0742 and the retention of an internal access track	Application Permitted 13.09.2021
DC/19/0742	Erection of 1 detached and 2 semi-detached single storey dwellings	Application Permitted on 28.02.2020
DC/17/2720	Prior notification for the erection of an agricultural storage barn	Prior Approval Refused on 29.12.2017.

Application site:

DC/07/2006	Change of use of approx. 180 square metres of agricultural land to hardstanding for private equestrian use of site (Retrospective)	Application Permitted on 24.10.2007
HF/29/01	Certificate of lawful use relating to the commercial storage of up to 600 used tyres for subsequent distribution	Application Refused on 23.10.2001

Enforcement Appeal
The wider site has been subject to enforcement appeal history, but not involving the current planning application site.

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning**: No Objection
[Summary 27th June, 2024] the Council cannot demonstrate a 5-year housing land supply or a supply of Gypsy and Traveller pitches to meet the identified need

3.3 **HDC Landscape Architect**: No Objections – conditions advised

[Summary dated 2nd March, 2026] HMMP updated to specify 14 new trees, and power line corridor now shown with constraint zones. Two trees remain within the constraint zone, but the HMMP specifies these as fruit trees

[Summary dated 11th December, 2025] Although a number of amendments and additional details have been provided, the following are still outstanding:

1) Details on proposed trenchless technique
2) Overhead power lines presenting planting restrictions

3.4 **HDC Arboricultural Officer**: No Objection (subject to condition)
[Summary dated 23rd October, 2024] Earlier concerns / objections addressed subject to location of the new surface water discharge within the area of Ancient Woodland (AW), and the AW buffer being installed using trenchless construction techniques, along with the submission of Arboricultural Method Statement and Tree Protection Plan being submitted before work starts.

3.5 **HDC Environmental Health**: No Objection (subject to condition)

3.6 **HDC Drainage Engineer**: No Objection
[Comments dated 18th December, 2025 following additional information]

OUTSIDE AGENCIES

3.7 **WSCC Highways**: No Objection

3.8 **Southern Water**: No Objection

3.9 **NatureSpace:** No Objection
[Summary 18th July, 2024] Proposed development not likely to impact on Great Crested Newts or their habitat

3.10 **Ecology Consultant:** More Information / Temporary Holding Objection
[Summary dated 3rd March, 2026] Red boundary line on revised Site Details Drawing No. 2403PE_r7_000 Rev 005 (Manorwood Construction Ltd., December 2025) still does not reflect the red line boundary on the planning portal map or the habitat map in Appendix 2 of the PEA (Dec 2024) – the application appears to be sited adjacent to a block of ancient and semi-natural woodland to the east.

Still insufficient ecological information available to satisfactorily determine the application with regard to the ancient and semi-natural woodland (irreplaceable habitat) for the following reasons:

- 15m buffer zone to the ancient woodland is welcomed and a 1.2m high post and rail fence
- No new location plan, and red line boundary still goes through buffer zone into the ancient woodland
- Additional ecological information therefore required to demonstrate appropriate protection for the adjacent ancient woodland

No suitable habitat for bats identified in the PEA (Dec 2024) and so no further surveys required. Precautionary method statement for hazel dormouse, and reptiles supported – to be conditioned. Wildlife friendly lighting strategy to be implemented – to be secured by condition. Use of a new native hedging, three semi-mature native trees, and bat and bird boxes, noting that the PEA recommends a minimum of 2 bat boxes and 2 bird boxes, along with log and brash piles, native planting and gaps under boundary fencing for hedgehogs.

[Summary dated 17th February, 2025] Information required to help assess likely impact within the 15m buffer zone of the ancient woodland (irreplaceable habitat)

PUBLIC CONSULTATIONS

3.11 **Henfield Parish Council**: Objection

- *The same applicant has already won permission at appeal which if begun and/or completed would exceed the demand noted in the Local Plan.*
- *This committee deems that this application (as well as the previous two applications DC/22/0741 and DC/21/1796) is contrary to HD Planning Framework Policy numbers: -*
  - *1 as it is not a strategic site in the Local Plan*
  - *2 as it is not a nominated site in the Neighbourhood Plan*
  - *3 as it is not within an existing built-up area*
  - *4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge*
  - *19 as it is not a proposal for park homes or caravans to meet a local housing need*
  - *21 as this is not a strategic allocated Gipsy and Traveller site*
  - *23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape*
  - *25 as does not protect, conserve, or enhance the landscape or townscape character of the district; or as does not protect, conserve, or enhance the setting of the South Downs National Park*
  - *26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area*
  - *32 as it does not complement the distinctive characters and heritage of the area*
  - *33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the proposal is out of keeping and unsympathetic with the built surroundings and in that it does not respect the character of the surrounding area*
  - *33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings*
  - *39 as it does not demonstrate there being sufficient capacity in the existing infrastructure to meet their requirements; or as there is no assessment of the likely infrastructure requirement or its provision*
  - *40 as it does not maintain or improve the existing transport system; and there is no sustainable transport to the site*

The committee objects to further land being 'given over' to garden curtilage for the gypsy and traveller pitches.

The site is located on a single-track lane (a dead-end) that starts in Henfield High Street. It is already being used as a commercial vehicle storage facility whose occupants store a large volume of conduits on the site. It is outside the built-up area boundary and is not a site identified for development in the Henfield Neighbourhood Plan. The area around this site has become a real problem for residents of this road both in terms of traffic volume, the types of vehicles now seeking access to the site and the noise created both in accessing the site and on-site. Large lorries are using the single-track lane at all times of day/night often at speed. It is also now more difficult for users to enjoy the public footpath/PROW.

The appellants have a track record of ignoring planning regulations - they do things without proper planning permissions only to appeal when enforcement notices are issued by the District Planning Authority.

We believe that full weight should be given to these Horsham planning policies and the Henfield Neighbourhood Plan.

As statutory consultees, the committee requests that this application is heard by the full planning committee. This Committee would recommend that HDC links all application in respect of this property are linked on the website.

Representations:

3.11 One letter of Objection has been received – objecting to the principle of the proposal.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Policy Background

6.1 The development plan for the purposes of this application comprises the Horsham District Planning Framework (HDPF- 2015) and the Henfield Neighbourhood Plan (HNP- 2021). The introduction of the HDPF confirms that all policies are inter-related and that the document should be read as a whole.

6.2 The application site is located beyond a defined built-up area, as such, constitutes a countryside location in planning policy terms, as confirmed by paragraph 4.7 of the HDPF. Policy 26 of the HDPF seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development, seeking to support certain forms of development related to the needs of rural enterprise and sustainable rural development, while seeking to prevent a significant intensification of use and retain important components of rural character.

6.3 Policy 23 of the HDPF sets out the criteria for assessment in the determination of planning applications for non-allocated gypsy and traveller development. This policy seeks to ensure that sites are appropriate in terms of ground conditions, vulnerability to flood risk, served by safe and convenient vehicular/pedestrian access, appropriate to local character, appearance, and neighbouring amenity. Policy 23, further, seeks to afford support to sites located in or near existing settlements (unless constituent of a strategic designation), within

reasonable distance of local services and community facilities, with particular regard to schools and essential health services.

6.4 Policy 21 of the HDPF makes provision for 39 net additional permanent pitches within the period of 2011-2017, in order to fulfil an unmet need as assessed need through the Council's current Gypsy, Traveller, and Travelling Showpeople Accommodation Needs Assessment (2013). Policy 21 also confirms that the Council will make provision for further pitches through the plan period to 2031 by means of a 'Site Allocations Development Plan Document' (DPD).

6.5 The subsequent January 2020 'Gypsy and Traveller Accommodation Assessment (GTAA) – Final Report' identified a need for 93 pitches for Gypsy and Traveller households over the plan period (2019-2036).

6.6 This Assessment has since been updated by Opinion Research Services (December 2023) as part of the evidence base for the emerging Horsham District Local Plan. The update indicates a need between 2023-2040 (the plan period) for 128 pitches. This follows the result of the Lisa Smith Judgement where the Planning Policy for Traveller Sites (PPTS) was updated in December 2023 to revert back to the 2012 PPTS planning definition of a Traveller by reintroducing those who have ceased to travel permanently due to education, ill heath, or old age into the definition (now referred to as the 2023 PPTS). This needs assessment provides the most up to date evidence base.

6.7 In terms of the Council's current policy position, Policy 22 and 23 of the HDPF are considered to hold great weight, allowing speculative gypsy and traveller sites to come forward in principle. Paragraph 28 of the PPTS (updated December 2024) outlines that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply.

6.8 Paragraph 11 of the NPPF states that the presumption in favour of sustainable development should apply where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and provision affordable homes, individually or in combination. This presumption is disengaged where footnote 7 exceptions provide a strong reason to refuse. Such exceptions include impacts on ecology or designated heritage assets. These matters are discussed further below.

6.9 Policy C of the PPTS relates to sites in rural areas and the countryside, with paragraph 14 stating that "W*hen assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community*". Paragraph 26 of the PPTS continues that "*Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure*".

6.10 The development would provide four pitches in the context of a considerable shortfall in the number of pitches required and identified as outlined in the preceding paragraphs. Given the modest scale of development it is not considered that the development, considered cumulatively with the existing development and consents on the wide site, would be of a density or number as to overwhelm the nearby locality. The proposed pitches would improve upon what is considered a significant shortfall in the five-year housing land supply to

accommodate an identified need of Gypsy and Travelling Showpeople sites within the District.

Principle of Development

6.11 The appeal decisions relating to DC/21/1796, which was for five pitches to the immediate west of the application site, and DC/17/1374, for three pitches to the immediate north, are material considerations in the assessment of this current application. It was the Planning Inspectorate's decision to allow the appeal under DC/17/1374, which established the location of the wider site as being sustainably located, with the Inspector noting that '*at 850m I am satisfied that the appeal site is located near to the existing settlement of Henfield'* and that furthermore, a range of services available in Henfield were all within a reasonable distance, so as to accord with the strategic aims of HDPF Policy 23d. Therefore, it is not reasonable to come to a different conclusion for the current application which directly adjoins this earlier appeal site.

6.12 These matters are of significant weight in the consideration of this application, and weigh heavily in favour of granting planning permission. Taken together, and consistent with the decision reached in respect of the previous application adjacent to the current site under DC/21/1796, and DC/17/1374, the principle of development of the scale proposed on this site is therefore considered acceptable, subject to all other material considerations, as set out below.

6.13 The proposals are therefore considered to accord in principle with Policies 22, 23, and 26 of the HDPF 2015 and with Neighbourhood Plan Policies 1.2 and 4 as well as the overarching Government advice within the PTTS 2024.

Commented [A1]: Lots of duplication here

Commented [A2R1]: Revised sections - duplication removed

Heritage Impacts

6.14 Policy 34 of the HDPF sets out the Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. There is a listed building known as 'Holders' to the south of the application site, located on the south side of Furners Lane. There is another known as 'Little Bylsborough' and Bylsborough; Barn (The Coach House); Barn at Bylsborough also located to the east of the site and well separated from the application site by ancient woodland.

6.15 Consistent with the preceding appeal decisions on this site, the significance and setting of the listed buildings to the south and east are not considered to be affected by the application proposals given separation and inter-visibility between them and the application site. The appeal decision to DC/21/1796 referred to their significance being largely defined by their age, materials and architectural features.

6.16 Accordingly, the application proposals are not considered as contrary to Policy 34 of the HDPF and would not lead to harm to the significance of the setting of any designated heritage assets.

Impact on Amenity

6.17 Policies 32 and 33 of the HDPF seek to ensure an attractive, functional, accessible, safe, and adaptable environment avoiding unacceptable harm to the amenity of occupiers/users of nearby property and land through overlooking or noise, whilst having regard to the sensitivities of surrounding development.

Visual Amenity

6.18 The application site is located within the countryside, approximately 0.8km to the east of the settlement of Henfield. Residential development extends out from the settlement in a linear pattern along Furners Lane, and although further away from the settlement, there are clusters

of development set back from the road separated by agricultural land. Pear Tree Farm is identified as being a cluster of such development which includes 3 new detached chalet bungalow dwellings, 2 parcels of land with existing gypsy pitches (8 in total), along with storage buildings associated with the existing gypsy pitches, and the commercial tyre storage enterprise with associated buildings and structures.

6.19 In regard to the visual impact of the development, the mobile homes and proposed day rooms are single storey and as such their scale is limited and unobtrusive. They would be viewed within their plots and the wider site comprising the existing residential and commercial developments at Pear Tree Farm; therefore, they would not be out of context visually. Each day room has a footprint of 5.3m(W) x 5.3m (D) and is 4.19m in height. Each plot would contain a separate bin and bike store. Details of materials are to be conditioned in the event that planning permission is granted.

6.20 It is considered that the single storey nature of the proposed development comprising the mobile homes and day rooms within the existing wider residential and commercial context of the site, would not result in a detrimental visual impact in this countryside location.

Private Amenity

6.21 The application site is well contained within the wider site boundaries of Pear Tree Farm and as such the proposed works are not considered to result in any adverse impacts to private amenity. The existing three detached chalet bungalows on the nearby site were developed by the applicant and as such are part of the wider Pear Tree Farm site. Outside the boundaries of the wider Pear Tree Farm, the nearest neighbouring residential property to the site is located directly to the northeast at Little Bylesborough, Furners Lane Woodmancote Henfield (approx. 145m) and Holders (to the southeast (approx. 151m) from the site. Whilst these dwellings are in close proximity to the site, there is extensive tree lined boundaries to the site's eastern boundary which provides separation and also a buffer from potential noise that may result from the comings and goings and related activities on site. Any such noise would be expected to be or related to normal residential activities and as such it is not considered that there are any concerns arising from the 4 additional gypsy pitches as sought. Given the small increase in the number of pitches proposed on the Pear Tree Farm site, it is considered that any additional vehicle noise arising from the use of Furners Lane and when entering and leaving the site, would be heard within the everyday context and vehicular use of the lane and would not be so great as to cause any significant or appreciable harm to private amenities of nearby residents.

6.22 The proposals, when considered cumulatively with existing development on adjacent land, are therefore considered to comply with Policies 32 and 33 of the HDPF 2015.

Design, Appearance and Landscape Character

6.23 The continued protection of rural areas remains a key policy criterion in assessing new gypsy and traveller sites. The PPTS states that Local Planning Authorities should "*very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan*". Furthermore, it advises that any sites in rural areas respect the scale of, and do not over-dominate, the nearest settled community.

6.24 Paragraph 27 of the PPTS advises Local Planning Authorities to attach weigh to the following matters when considering new gypsy site proposals:-

a) effective use of previously developed land (brownfield), untidy or derelict land.

b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness.

c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children.

d) not enclosing a site with so much hard landscaping, high walls, or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

6.25 As set out above, the site is located in the countryside, with the wider area consisting mainly of open fields as well as an area of ancient woodland to the east and sporadic development within the vicinity. The proposed 4 no pitches would occupy an area of land currently used as a paddock and would be sited in a formalised, linear configuration to the eastern boundary of the site. Each pitch would have a similarly sized delineated plot with formal parking and hardstanding areas. Each pitch would comprise a mobile home with a footprint of approx. 12.1m x 6.1m, along with a single storey kitchen / day room with brick elevations under a tile hung roof along with timber framed refuse / recycling and cycle storage areas. Each individual pitch would be enclosed by a 1.2m high post and rail fence. Hard surfacing would comprise a 75mm shingle surface over a 300MOT Type 3 subbase.

6.26 The four additional pitches are not considered to result in an impact on the sites openness within the countryside. Although there would be some limited visibility from the PRoW to the south of the site (Furness Road), it is considered that the gypsy pitches would be seen within the context of the wider developed areas of the site and as such would not appear as isolated development within the countryside.

6.27 It is acknowledged that the 4 additional gypsy pitches would introduce further development and a further degree of activity within the boundaries of Pear Tree Farm. However, it is also considered that the activity arising from 4 additional pitches, within the context of the overall cumulative number of pitches, occupiers and associated vehicle movements within the site itself and along Furners Lane, would not be so significant or appreciable as to cause harm to the landscape character or appearance of the area or the site. Officers advise that two areas of Gypsy accommodation have already been allowed by the Planning Inspectorate on appeal (under planning ref DC/17/1374 in 2020 for 3 gypsy pitches and associated utility building and DC/21/1796 in 2024, for 5 gypsy pitches and associated utility building). Additionally, it should be noted that the wider site comprises existing commercial development (commercial tyre storage) and residential use (3 chalet bungalows) within the wider site boundaries, all of which are well screened by boundary trees and woodland with limited views across the site within this countryside location.

6.28 The Council's Landscape Architect has been consulted and confirm no objections to the revised landscape proposals which have been amended to take account of consultations comments that were raised throughout the process.

6.29 Therefore, it is considered that the 4 gypsy pitches, considered cumulatively with the other development within the vicinity of the site including the other 8 pitches and three dwellings, would accord with Policies 23 (i) 25, 26, 32 and 33 of the HDPF 2015.

Highways Access and Parking

6.30 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. Policy 15 'Parking Provision' of the BGINP states that development shall include provision of off-road parking for residents of, and visitors to, the development in compliance with West Sussex County Council requirements.

6.31 Henfield Neighbourhood Plan Policy 4 Transport, Access and Car Parking and states that:

'As appropriate to their scale, nature and location development proposals should:

a. Demonstrate that safe pedestrian routes from residential and employment sites to community facilities including education, health and recreational facilities can be achieved; irrespective of whether the road network is adopted.

b. Protect the existing network of footpaths (twittens) and bridleways within the village and into the surrounding countryside and ensure the continuing safe provision of accessible pedestrian routes, suitable for all users.
c. Demonstrate that cycle ways can be achieved; specially to provide links from residential and employment sites to community infrastructure and the wider regional cycle routes, e.g., Downslink.'.

6.32 West Sussex County Council, Local Highway Authority (LHA) have been consulted and have advised that Furners Lane is an unadopted road and as such their comments are offered as advice only.

6.33 It is advised that the applicant intends to use an existing access to the application site from Furners Lane. The LHA advises that Furners Lane transitions to publicly maintained highway approximately 800m west of the application site. There have been no recorded injuries or accidents within the vicinity of the site or within the vicinity of the point where Furners Lane becomes publicly maintained. This has been verified through an inspection of data supplied to WSCC by Sussex Police over a period of the past five years. As West Sussex Highways do not consider that the use of the existing access in relation to the proposed development would make the existing situation any worse and that there is no evidence that it is currently operating unsafely.

6.34 Although withdrawn, 'The Good Practice Guide on Designing Gypsy and Traveller Sites (2008)', recommended the provision of two car parking spaces per pitch. Details submitted with the application demonstrate that there would be two car parking spaces per pitch, (providing eight spaces in total). It is advised that the LHA considers the proposed car parking provision sufficient to meet the anticipated needs of the site. The plans submitted demonstrate that there is suitable space for on-site turning and that there is sufficient secure cycle storage for each of plot, in accordance with WSCC Parking Standards.

6.35 West Sussex Highways have confirmed that the proposed development is not anticipated to lead to a significant material intensification of movements to or from the site and that the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

6.36 The proposals are considered to accord with Policy 41 of the HDPF 2015.

Ecology / Trees

6.37 Policy 25 of the HDPF aims to conserve the natural landscape and biodiversity and aiming to enhance biodiversity where possible. Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Policy 31(2) states that development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

6.38 The applicants have submitted a Preliminary Ecological Assessment with the application (PEA, Dec 2024), which concludes that no suitable habitat for bats exists on site, and sets out a non-licensed Precautionary Method Statement for Hazel Dormouse and reptiles and mobile protected and priority species. The PEA also recognises the adjacent Ancient Woodland to the east of the application site.

6.39 Further revisions to the landscape scheme now also take account of the power line corridor, where officers note there are restriction over the height of tree planting, with increased numbers of new trees to reflect officer recommendations, resulting in a mix of semi mature native trees, comprising 14 additional trees (English Oak; Hornbeam; Field Maple) and a new

43m mixed native species hedge (as shown on the site location plan) comprising 70% Hawthorn. And Blackthorn; and 30 % Hazel; Holly; Dog Rose; Field Maple; Dogwood; Spindle; Wild Privet; Common Beech; Common Hornbeam; Guelder Rose, as well as providing bird and bat boxes as set out in the PEA. These measures are considered to result in beneficial ecological improvements to the application site, which, would be secured by way of a planting specification and 20-year management plan.

6.40 Officers note that the eastern boundary of the site is defined by an Ancient Woodland (AW), with all development to form the new pitches and associated curtilages, access road, lying outside of the 15m AW buffer zone, and with a new 1.2m post and rail fence to create a permanent boundary along the buffer zone. Ancient woodland, as confirmed at Annex 2 to the NPPF, represents an irreplaceable habitat and engages Paragraph 193 to the Framework which states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are 'wholly exceptional reasons' and a suitable compensation strategy exists. The Council's Ecologist welcomed the 15m AW buffer zone shown on the Location Plan Drawing No. 2403PE_R0_000 and Block Plan, Proposed (Manorwood, March 2024), but noted an absence of detail relating to the drainage run through the AW buffer (early Feb 2025). Revised plans (Site Details Drawing No. 2403PE_R0_000.4 Rev 004) in mid-February 2025, still showed an absence of detail relating to this point, leading to a sustained holding objection from the Council's Ecologist.

6.41 Whilst the proposed site layout achieves this clear separation from the AW (as shown on Proposed Site Details: 2403PE_r7_000 Rev 005), officers recognise that the associated drainage works required a new drainage run to be formed through the AW and its buffer zone to reach the outfall in the stream to the east of the AW, with details revised and finalised through the course of 2025.

6.42 The Council's Arboriultural Officer reviewed the submitted details and initially objected to the proposal to use hand digging within the buffer zone of the Ancient Woodland to create the new drainage run, as this would potentially disturb the soils and seed bank within, and that instead, advised that any excavations required should be 'trenchless' (impact moling or thrust boring). Details received and shown on plan, confirm that this method would require only a small entry pit which is located outside of the AW buffer zone, through which the moling equipment is fed, thus not leading to the need for trenches being dug within the AW buffer. Following revisions to the drainage strategy, and confirmation of the use of a pneumatic impact mole, the holding objection from the Council's Arboricultural Officer has been lifted, and conditions advised instead. This revised method to form the new drainage run by way of impact moling, is non-invasive and avoids the damage to tree roots, thereby avoiding any loss or deterioration in accordance with Paragraph 193 of the NPPF.

6.43 In the recent consultation response from the Council's Ecologist on updated plans, Site Details Drawing No. 2403PE_r7_000 Rev 005 (Manorwood Construction Ltd., December 2025), the red line boundary discrepancy remains a concern, noting that the red line boundary on this plan does not align with the boundary in Appendix 2 of the PEA / BNG Habitat map (Arbtech, Dec 2024). The holding objection is therefore maintained, finding that insufficient ecological information is contained in relation to the AW.

6.44 In reviewing the application since its original submission in April 2024, and the maintained holding objection form the Council's Ecologist, this matter appears to stem form the red line boundary, which does not extend into the AW buffer zone in the PEA (Arbtech, Dec 2024), but does show the drainage run on Proposed Site Details: 2403PE_r7_000 Rev 005. Furthermore, this drawing, which shows a number of the proposed details for the application, and refers specifically to the following:

Drainage:
Trenchless Technique:
The outfall pipe to the existing watercourse will be laid via a trenchless construction technique where it passes through the Ancient Woodland buffer zone so as to avoid disturbance of soils.
It is proposed to use a pneumatic hammer (mole) suitable for diameters up to 150mm and for distances up to 30m driven through the soil along a preset line to create a bore for the pipe.
A small entry pit will be excavated outside of the Ancient Woodland buffer zone
A pneumatic mole will be placed in the entry pit, aligned toward the exit.
Compressed air will be used to drive an internal piston that repeatedly strikes the tool's head, pushing it through the soil.
The 100mm drainage pipe is then pushed through the bore.
As the process requires no excavation other than the entry pit (which would be outside the Ancient Woodland buffer zone) it results in minimal surface disturbance and so would avoid any adverse impact on the soils.

6.45 Notwithstanding the Council's Ecologist's holding objection on grounds of insufficient ecological information contained in the PEA to demonstrate likely impacts of the drainage run on the AW and its buffer, officers are satisfied that the revised plans and details, including the red line boundary plan and drainage specification (to use and impact mole) shown on Proposed Site Details: 2403PE_r7_000 Rev 005, are sufficiently robust in securing an acceptable means of forming the required drainage run under the AW buffer zone, without the need to dig invasive and harmful trenches. The moling technique to be used would avoid harm to the tree roots and generally leave the soil structure undisturbed, addressing the Ecological concerns

6.46 Subject to the imposition of conditions to secure the proposed mitigation and enhancement measures proposed the proposals are considered to comply with Polies 25 and 31 (2) of the HDPF 2015, and provide the Council with the required details to secure the protection of the adjacent ancient woodland.

Water Neutrality

6.47 A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

6.48 On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

6.49 To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to

using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

6.50 Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

6.51 Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Climate Change:

6.52 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Opportunities for biodiversity gain (43m hedge and 14 new trees)
- Biodiversity Enhancement

6.53 Subject to these measures the application will suitably reduce the impact of the development on climate change in accordance with local and national policy. The application is considered to accord with Policies 35,36 and 37 of the HDPF 2015.

Other Matters

Flood Risk and Drainage

6.54 The application site does not lie within an area at risk of surface water or river flooding, with the current and climate change risk modelling limited to the corridor of the Gill which lies to the east of the site (broadly contained within the Ancient Woodland corridor).

6.50 The site's existing topography, along with the adjacent land within the applicant's control, drains to the east where land slopes towards the Gill. The revised Drainage Strategy and FRA (Nov 2025) sets out that the wider site has no surface water drainage strategy in place (serving existing and proposed pitches), and further notes that the existing soil has poor impermeability. In accordance with the SuDS Hierarchy, it is therefore proposed to dispose of surface water via the eastern watercourse (Gill), following on-site attenuation via below-ground tanks to achieve a controlled discharge rate.

6.51 To achieve the discharge into the water course to the east of the site, it is necessary to lay an outfall pipe through the Ancient Woodland and its buffer zone, which has been specified as a trenchless technique, using a pneumatic mole (dia of 150mm) from outside of the buffer zone. The trenches technique would therefore create minimal disturbance of the soils and surface within the buffer zone and the Ancient Woodland. Furthermore, the route of the outfall pipe uses an area of pre-existing clearance within the buffer zone and Ancient Woodland.

6.52 Council's Drainage Consultants have been consulted across all the revisions and modifications of the drainage strategy, and are now in agreement with the proposals. Given the impact on the Ancient Woodland, the Council's Tree Officer has been consulted, the details of which are set out in the preceding section on Trees. Furthermore, the Council's

Environmental Health and Licensing team note that the proposed pitches should not be occupied until the drainage works have been implemented on site.

Biodiversity Net Gain (BNG):

6.53 Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

6.54 The Applicant has submitted a Biodiversity Metric as part of this application to demonstrate BNG. A revised BNG metric and a River Condition Assessment has also been received to address officer comments. Given the restricted nature of the site and the vehicular access and turning requirements, alongside the overhead power line corridor and the ancient woodland buffer zone, there is limited space on site to deliver the required BNG. Therefore, the revised BNG metric and HMMP sets out that areas adjacent to the site, but within the applicant's land ownership, would be utilised to secure the required BNG.

6.55 In the event the application is approved, it is a condition of the planning permission that a Biodiversity Net Gain Plan, including a Metric Tool calculation, be submitted, and approved in writing by the Local Planning Authority. This should show how the development will achieve BNG and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains on unregistered land and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

Conclusions and Planning Balance:

6.56 The Council cannot currently demonstrate a five-year land supply for gypsy sites, and at present there remains an identified undersupply of available sites within the District. Paragraph 11(d) of the NPPF states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In this context it is recognised that the proposal would go some way to addressing the identified need. This is a material consideration of *significant weight* in the overall planning balance.

6.57 The Council's Ecologist has maintained a holding objection on grounds of the red line boundary shown in the PEA not reflecting the necessity of creating a drainage run through the AW buffer to reach the adjacent stream / outfall location. However, following significant and extended involvement between Council officers (and respective specialists) and the applicant (and their respective consultants) the revised technique to form the drainage run is considered to be accurately shown on the current updated Proposed Site Details: 2403PE_r7_000 Rev 005, and secured as a trenchless method. For clarification, the development itself, involving the pitches and associated curtilages, would lie clear of the 15m buffer zone to the AW. The entrance pit, necessary to undertake the impact moling to facilitate the drainage run, would also be situated outside of the AW buffer zone. The only works which take place within the buffer zone would comprise of a new below-ground drainage pipe, formed by way of the impact moling technique, thus avoiding the need to dig trenches, which would be considered to unacceptable harm the soil structure and roots within the AW and its buffer.

6.58 Accordingly, this element of the proposal, involving the use of a trenchless (moling) technique to form the drainage pipe, is considered to satisfactorily address the holding objection from the Council's Ecologist, with officers having the benefit of the full background information

covering ecology, arboriculture, BNG and drainage matters. Officers are therefore provided with certainty of the works involving the AW buffer zone, with conditions advised

6.59 Given the precedent set by the previous appeal decisions and permissions on the wider site, the principle of development of the site for 4 additional pitches is considered acceptable and would not have an adverse amenity, highways or landscape impact. Subject to conditions to ensure the protection of the adjacent ancient woodland the proposal is considered acceptable and the application is recommended for approval, subject to the conditions shown.

7. RECOMMENDATIONS

7.1 To approve full planning permission, subject to the conditions set out below:

1 **Plans Condition**

2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **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).

4 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations - to include details on trenchless construction techniques - have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement 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).

6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, 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:

- Plant schedule specifying species in Latin names for the mix of 14no. semi mature native trees, EM4 Meadow Mixture for Loamy Soils and proposed ditch planting, and 2no. fruiting trees and associated rootstocks.
- Planting plans to demonstrate no conflict with overhead power lines and drainage easement zones.
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required.
- Supplier information for plant stock – only locally-sourced planting stock should be used due to the proximity of Ancient Woodland and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock.
- A programme of works detailing the removal of Prunus laurocerasus (Cherry laurel).
- Details and locations of minor artefacts and structures – such as water butts.
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as the ditch - including cross sections where necessary.
- Proposed and existing functional services above and below ground – such as power, communications cables and pipelines – including lines, manholes, supports and other technical features.

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 30 years after completion of the development. Any proposed planting, which within a period of 30 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).

8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the drainage strategy has been implemented in accordance with the details set out in the submitted Drainage Strategy - Issue 5 (Aegaea, November 2025).

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).

9 **Regulatory Condition:** Notwithstanding the details shown on the approved plan Site Details Drawing No. 2403PE_r7_000 Rev 005 (Manorwood Construction Ltd., December 2025), the development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal (Arbtech Consulting Ltd., December 2024), which shall include a minimum of two bat boxes, two bird boxes, log and brash piles and gaps under boundary fencing for Hedgehog.

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).

10 **Regulatory** C**ondition:** This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2015).

Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policy 21, Policy 22 and Policy 23 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: There shall be no more than 4 pitches on the site with no more than 1 mobile home/static caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) stationed on each pitch at any time. There shall be no more than 1 touring caravans stationed on site at any time and these shall not be occupied by any person at any time whilst stationed on the application site.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity and to enable the Local Planning Authority to control the use of the site, in accordance with Policy 21, 22, 23 and 26 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition:** The caravans /pitches hereby permitted shall limit the water usage of each unit (dwelling) to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to

discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species.

13 **Regulatory Condition:** No industrial, commercial or business activity shall be carried out on from the site, including the storage of materials.

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

14 **Regulatory Condition:** No Heavy Goods Vehicles (defined as any vehicle having 3 axles or more and with a weight exceeding 3,500kg) shall operate to or from the site or be stationed, parked or stored on the site at any time.

Reason: In the interest of highway safety and amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arbtech Consulting Ltd., December 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse, the Precautionary Method Statement for reptiles, and mobile protected and Priority species (including Hedgehog, which is a Priority and threatened species) of the Preliminary Ecological Appraisal (Arbtech Consulting Ltd., December 2024), which avoids impacts on protected and priority species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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) and s40 of the NERC Act 2006 (as amended).

Biodiversity Net Gain condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Irreplaceable Habitat
When the onsite habitat includes irreplaceable habitat:
https://www.legislation.gov.uk/uksi/2024/48/schedule/made
there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the irreplaceable habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at: https://www.gov.uk/guidance/biodiversity-net-gain

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

INFORMATIVE
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

INFORMATIVE
The applicant is advised that a Caravan Site Licence will be required for this site.

INFORMATIVE
The applicant is advised that an EA permit will be needed to discharge to the stream.

8. USE OF AI

8.1 This report has not been prepared with the support of artificial intelligence tools.