Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0002
Goffsland Farm, Shipley Road, Southwater, West Sussex, RH13 9BQ

DESCRIPTION:
Approval of details reserved by conditions 3, 4 and BNG to approved application DC/24/0932

RELEVANT PLANNING HISTORY:

DC/24/0932	Change of use of agricultural land to allow for the siting of a shepherds hut for holiday use together with associated landscaping, parking and water offsetting.	Application Permitted on 03.12.2024

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

Ecology:
We have reviewed the Landscape Plan Drawing No 010 (Batcheller Monkhouse, December 2024) which includes details of the soft landscaping relating to ecology. We have also reviewed the Detailed Landscaping Scheme (submitted 7th January 2025), which includes details of the proposed external lighting. We are satisfied that the submitted information includes the detail required by this condition with regard to ecological details.

Heritage: Following the provision of an amended Haha wall
I would have no objection to the proposed amended landscaping details from a heritage perspective.

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
No Objection

Member Comments:
None received

PLANNING ASSESSMENT

Planning Application DC/24/0932 was granted consent on the third of December 2024. This permission was for the following:

Change of use of agricultural land to allow for the siting of a shepherds hut for holiday use together with associated landscaping, parking and water offsetting.

Consent is sought to discharge the details reserved by conditions 3, 4 and the BNG Condition.

Condition 3:

Pre-commencement Condition *No development shall commence until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species,*
- *planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes.*
- *Land levels across the site.*
- *Details of all boundary treatments.*
- *Details of all external lighting, which shall reflect guidance within a "lighting design*
- *strategy for biodiversity" set out in Guidance Note 08/23 (Institute of Lighting*
- *Professionals).*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Ecologist has confirmed the proposal is considered acceptable in relation to ecology and that the lighting information is acceptable. While changes have been made to the location of the oak trees to satisfy BNG requirements a lack of re-consultation with the ecologist is not considered to prejudice any parties as no enhancements have been removed. Following amendments to the Haha wall the Heritage Office has confirmed the proposal would not have an unacceptable impact on the character, appearance and setting of the listed building.

The requirements of condition five have been satisfied.

Condition 4:

Pre-commencement (slab level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Technical Note 1: Water Neutrality Statemen received 23/07/2024) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the

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

The Water Neutrality Statement approved under DC/24/0932 required the provision of a 25,000 litre tank to capture water over a 35 day drought period. This application provides details of a tank of this size. The proposed Shepherds Huts fixtures and fittings water usage match that demonstrated in the part G of the Water Neutrality Statement provided under DC/24/0932.

The requirements of the condition have been satisfied.

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.

Following revisions to the landscaping scheme to amend the position of the hedgerow enhancement the proposed plans are considered to provide the required biodiversity net gain.

The requirements of the BNG condition has 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/25/0002

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Landscape Plan	010C	03.03.2025
Supporting Statement	Rainwater Harvesting Details	none	21.02.2025
Supporting Statement	A 28/01/25	none	28.01.2025
Supporting Statement	Water Neutrality Statement	none	07.01.2025
Supporting Docs	BNG Metric	none	27.01.2025
Supporting Docs	Water efficiency measures	none	05.03.2025

DELEGATED

Case Officer sign/initial	Alice Johnson	Date:	12/03/2025
Authorising Officer sign/initial	RHERMITAGE	Date:	12.03.2025