Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0114
Cattlestone Farm, Harbolets Road, West Chiltington, West Sussex, RH20 2LG

DESCRIPTION:
Approval of details reserved by conditions 3, 5 and 6 to approved application DC/22/1915.

RELEVANT PLANNING HISTORY:

DC/22/1915	Change of use of land to allow for the siting of 2no. shepherds huts to be used as holiday lets, associated ecological enhancements, and creation of new ponds.	Application Permitted on 26.05.2023

PLANNING ASSESSMENT

Planning Application DC/22/1915was granted consent on 26.05.2023. This permission was for the following:

Change of use of land to allow for the siting of 2no. shepherds huts to be used as holiday lets, associated ecological enhancements, and creation of new ponds

Consent is sought to discharge the details reserved by conditions 3, 5 and 6.

Condition 3:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

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).

The application was submitted with a drainage plan which indicates that the huts would discharge foul water into an on-site sewage treatment plan. Details of the plant were also included. Surface water drainage is not proposed, as the area surrounding the site would be laid to grass thus surface water would naturally percolate through the ground. The submitted details are therefore considered sufficient pursuant to condition 3.

Condition 5:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received 26.10.2022). No part of the development hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been*

implemented in full, including the removal of mains water fed troughs. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

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 submitted water neutrality statement that accompanied the application initially sought to remove the animal troughs on the site, and utilise natural rainwater ponds for animal use. An email from the applicant on 16.06.2025 confirmed that the troughs have been removed and the animals have been using the ponds since they were dug in 2023. The submitted information is therefore sufficient pursuant to condition 5.

Condition 6:

Pre-Occupation Condition*: No part of the development hereby permitted shall be first occupied 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 planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*

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 submitted landscaping plan illustrates the proposed surfacing, trees retained and planted in addition to planting details. The proposed arrangement would ensure that the site would retain a rural appearance that would not appear at odds with the prevailing character of the area. The submitted detail is therefore considered sufficient pursuant to condition 6.

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/25/0114
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Surface Water Drainage	NONE	02.04.2025
Supporting Docs	Water Neutrality: Proof Of Compliance	NONE	02.04.2025
Supporting Docs	Detailed Landscaping Scheme	NONE	02.04.2025
Plans	Proposed Foul Drainage	NONE	02.04.2025
Plans	Landscaping	NONE	02.04.2025
Plans	Sewage Treatment Plant	NONE	02.04.2025
Supporting Statement	Water Neutrality Statement	NONE	02.04.2025
Supporting Statement	Email - confirmation of trough removal		16.06.2025