

Condition Discharge DC/25/0982



16th February 2026

Site Address:

Land at Marches Road, Warnham, West Sussex

Applicant:

Mr Maloney

Proposal:

Discharge of planning conditions 2, 3, 4, 5, 7, 8, 9, pertaining to GRANTED application DC/25/0982

Description of Permitted Development; DC/25/0982:

Change of use of land for the siting of 2 static caravans, 2 touring caravans for human habitation to be occupied Gypsy's and Travellers, with associated parking, relocation of existing access erection of day room (Retrospective)

Date of Decision:

18/11/2025

The purpose of this document is to provide the necessary information, drawings, and supporting evidence to enable the Local Planning Authority to assess compliance with the requirements of the relevant planning conditions. Each condition is addressed in turn, with reference to the condition wording, the plans, and any additional details or reports as required.

This submission seeks the formal discharge of the following conditions:

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 the Local Planning Authority for its approval in writing. The drainage strategy shall be implemented within 3 months of such approval being given in strict accordance with the agreed details. The drainage strategy shall be retained as such thereafter.

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).

3 Regulatory Condition: Within three months of the date of this decision a detailed surface water drainage scheme, which shall include a Surface Water Drainage Statement based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site and development, shall be submitted to the Local Planning Authority for its approval in writing. The submitted details shall be fully coordinated with the landscape scheme. The scheme shall be implemented within 3 months of such approval being given in strict accordance with the agreed details. The drainage scheme shall be retained in that manner thereafter.

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).

These conditions (2,3) are sought to be formally discharged with the file, named: "Surface and Foul Water Drainage Strategy".

4 Regulatory Condition: Within three months of the date of this decision, a Biodiversity Compensation and Enhancement Strategy (for protected and Priority species and habitats) shall be submitted to the Local Planning Authority for its approval in writing. The Biodiversity Compensation and Enhancement Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed compensation and enhancement measures;
- (b) detailed designs or product descriptions to achieve stated objectives;
- (c) identification and numbers of native species to be planted;
- (d) locations, orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);
- (e) persons responsible for implementing the compensation and enhancement measures; and details of initial aftercare and long-term maintenance (where relevant).

The strategy shall be implemented within 3 months of such approval being given and shall be carried out in strict accordance with the agreed details. The strategy and related measures shall be retained in that manner thereafter.

Reason: To compensate and enhance native hedgerow and woodland and protected, Priority and threatened species & habitats and allow the LPA to discharge its duties under the NPPF (December 2024) and s40 of the NERC Act 2006 (as amended).

**This condition is sought to be formally discharged with the file, named:
“Detailed Planting Plan Schedule”.**

5 Regulatory Condition: Within three months of the date of this decision, a lighting design scheme for biodiversity shall be submitted to the Local Planning Authority for its approval in writing. 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. No further external lighting shall be installed without the prior written consent of the Local Planning Authority by way of a formal application.

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).

**This condition is sought to be formally discharged with the files, named:
“ Lighting Layout SHD2536” and “Lighting Calculation SHD2536”.**

7 Regulatory Condition: Within three months of this decision, visibility splays for the new access serving the development (including details of any planting to be removed) shall be submitted to the Local Planning Authority for its approval in writing. The visibility splays shall be provided within 3 months of such approval being given and in accordance with the agreed details. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

**This condition is sought to be formally discharged with the details within file, named:
“Proposed Block Rev E”.**

8 Regulatory Condition: Within three months of the date of this decision, details of parking and turning facilities for the site shall be submitted to the Local Planning Authority for its approval in writing. The parking and turning facilities shall be provided in accordance with the agreed details and within 3 months of such approval being given. The parking and turning facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

This condition is sought to be formally discharged with the details within file, named: "Proposed Block Rev E".

9 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 the Local Planning Authority for its approval in writing. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained and removed.
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Proposed and existing functional services above and below ground such as drainage, power, communications cables and pipelines - including drainage ditch levels and location relative to existing trees.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the scheme. 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 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).

This condition is sought to be formally discharged with the file, named: "Detailed Planting Plan Schedule".

Regards,

White Planning Team