DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/0696
Land North West of The Hermitage, Tower Hill, Horsham, West Sussex,

DESCRIPTION:
Erection of 5no. glamping pods for holiday accommodation, associated decking, footpaths, permeable track, parking and turning area, secure bicycle storage and recycling/refuse storage. Minor landscaping of the site, planting of native species trees, hedgerows, shrubbery and meadow grass with wildflowers throughout the site.

RELEVANT PLANNING HISTORY:

None.

DESCRIPTION OF THE SITE

The application site is located to the north of Parthings Lane, between the built-up area boundary of Horsham and the unclassified settlement of Tower Hill and is considered a countryside location for planning purposes. The site slopes northwards down towards the existing trainline and currently comprises modified grassland which appears largely unmanaged aside from the periodic grazing of horses. There is existing tree coverage along the northern, southern and western boundaries as well as an extensive area of trees/shrub just outside of the red line boundary, between the proposed access road and proposed glamping pods. An existing pond sits just outside of the development boundary to the north-west but this was found to be dry during surveys.

There is an extensive Public Right of Way network in the vicinity of the site, including bridleway SOW-1635 along Parthings Lane and SOW-1639 connecting Tower Hill with Horsham. There is limited built development in the immediate vicinity, with only two residential dwellings some 50m to the south-east of the proposed access point (125m from the proposed glamping pods).

DESCRIPTION OF THE APPLICATION

The application seeks the siting of 5 glamping pods with access provided via an existing access point on Parthings Road, as well the erection of a storage hut and cycle store. Landscaping is proposed in the form of native tree planting to the east of the site, a wildflower meadow to the north and areas of linear scrub along the proposed access road. Parking is to be provided on site for a maximum of 10 vehicles including 2no. EV charging stations.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion

Policy 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Southwater Neighbourhood Plan (2021):
SNP1 Core Principles
SNP4 Keeping Our Roads Moving
SNP15 Driving in the 21st Century
SNP16 Design
SNP17 Site Levels
SNP18 A Treed Landscape

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 31: Rural Economic Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Southwater Parish Design Statement (2011)

Planning Advice Notes:
Shaping Development in Horsham District (SDPAN)
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Environmental Health: Further information required
[Summary]
Environmental Health is pleased to receive the additional information regarding the proposed drainage field. The drainage field must be for grey water only and not for foul water (unless redesigned to meet the specifications for treating foul waste). We concur with the drainage officer's recommendation that further percolation testing is undertaken and further information is required regarding proposed means of disposal of the waste from composting toilets.

HDC Landscape Architect: Not supportive on landscape grounds
[Summary]
The proposal is considered to give rise to adverse effects on landscape character, settlement setting, and the function of the settlement gap. It is therefore considered to conflict with Policies 25, 26, 27 and 33 of the Horsham District Planning Framework (2015).

HDC Drainage: Further information required (to be secured via condition)
[Summary]
An appropriate method of disposal for the treated effluent has not yet been determined. HDC Drainage needs more information to determine that the site drainage meets the requirements of the NPPF, PPG and the Horsham District Planning Framework (2015). This can be provided at 'discharge of conditions' stage. The applicant should review and consider the comments provided in full to ensure an adequate strategy is provided at the required stage.

OUTSIDE AGENCIES

Ecology Consultant: No Objection subject to conditions
[Summary]
The mitigation measures identified should be secured by a condition of any consent and implemented in full. We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which should be outlined within a separate Biodiversity Enhancement Layout and secured via condition of consent.

Southern Water: Advice
[Summary]
No soakaways should be connected to the public surface water sewer. The Environment Agency should be consulted directly by the applicant regarding the use of the private wastewater treatment works.

WSCC Highways: No Objection subject to conditions
[Summary]
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 it is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

NatureSpace: No Objection subject to conditions
[Summary]
Due to the scale of this development and mostly unsuitable habitat to be impacted by proposals, we would agree that in light of a negative eDNA result, a precautionary working methods statement is likely to be the proportional approach. This should be submitted to the LPA for approval prior to determination or secured via a pre-commencement condition.

PUBLIC CONSULTATIONS:
Representations:

2 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- Intensification of use would lead to unacceptable levels of disturbance.
- Would lead to uncontrolled parking on Parthings Lane and its verges.
- Increased levels of noise and disturbance.
- Owner of the site does not live nearby and so controlling disturbance or anti-social behaviour would be difficult.
- Impact upon landscape character of the locality and existing visual amenity.
- Will exacerbate existing traffic issues at Tower Hill.
- Access from Parthings Lane onto Tower Hill is at a 90-degree bend thus posing a risk to pedestrians.

No letters of support have been received.

Parish Comments:
Southwater Parish Council: No Objection
Subject to the number of pods not exceeding 5, the site is considered to fit into the countryside and support the local economy/tourism.

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:
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.

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.

PLANNING ASSESSMENT

Principle of Development:

The application site is located outside of a defined built-up area boundary and is considered a countryside location for planning purposes, thus requiring assessment against Policy 26 of the Horsham District Planning Framework (HDPF 2015) which outlines the circumstances where development outside of the built-up area boundary would be acceptable. This policy requires development to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

It is considered that the proposal would allow for quiet, informal recreational use by providing small-scale accommodation in a rural setting where visitors can relax and enjoy the peaceful nature of the site. Given the proposal’s location in close proximity to a number of Public Rights of Way (SOW-1635, SOW-1639, SOW-1667) as well as established recreational areas (e.g. Denne Hill Hiking Trail), the

proposal would likely attract visitors to Horsham District looking to take advantage of these recreational opportunities. In addition, the proposal would benefit existing businesses in Tower Hill (e.g. The Boars Head) as well as in Horsham Town which can be accessed via multiple transport modes.

While a full discussion of impacts to landscape character is had in the relevant section below, ultimately it is considered that the proposal would not lead to a significant increase in the overall level of activity in the countryside nor would it lead to a significant change in landscape character. It is therefore considered that there would be no harmful conflict with Policy 26 of the HDPF.

Furthermore, the proposal is considered to align with the requirements of Policy 7(6) of the HDPF which encourages development which promotes the district as an attractive place to stay and visit, as well as Policies 10 and 11 which promote tourism and recreation as a method of enhancing the rural economy. The Council recognises this ongoing need to enhance the rural economy and the principle of development is therefore considered to be acceptable, subject to all other material considerations.

Design and Appearance:

Policies 32 and 33 of the HDPF (2015) require all development in the district to be of high quality and complimentary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate as well as that a high standard of building materials, finishes and landscaping are used. In addition, Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the district, taking account of locally distinctive features. In addition, Policy SNP16 of the Southwater Neighbourhood Plan sets out what high-quality design means in the context of the Parish however this is geared more towards residential development and not deemed particularly relevant to this application.

The proposal seeks the siting of 5no. glamping pods which each have a total area of 28.8m^2 and maximum height of 3.04m. Proposed materials include grey metro tile for the roof, treated timber cladding for the rear elevation and UPVC grey window and door frames on the front. Each pod benefits from a small decking area to the front with native planting proposed along the side elevations to provide screening. Access to the pods will be provided via a permeable path with no vehicular access allowed past the designated parking area. In addition, a service hut (10m^2) and bike store (6m^2) are proposed to the west of the site as well as a bin store near to the entrance to the site. These appear to all be constructed from treated timber boarding with a felt roof finish.

Overall, it is felt that the proposal is of a scale suitable for the location and will not be introducing significant urbanising effects. The proposal will largely be screened from public view by existing vegetation and the materials chosen are deemed acceptable for the nature of the development and existing character of the site. It is therefore concluded that the proposal aligns with Policies 25, 32 and 33 of the HDPF with regard to design.

Trees and Landscaping:

Trees:

Policy 33 of the HDPF (2015) has a presumption in favour of the retention of existing landscape and natural features including trees, while Policy 26 sets an expectation that development is appropriate to its respective setting and maintains the pattern of woodlands, hedgerows and trees. In addition, Policy SNP18 states that where existing trees/woodland is to be lost, it must be replaced with trees or new woodland of greater environmental value on site or elsewhere within Southwater Parish.

Despite the fact that the southern section of the site contains extensive tree cover no information has been provided relating to the management of trees as part of the development. Due to this the Council's Arboricultural Officer was not formally consulted however Officers spoke with them to ascertain their view. Due to the presence of boundary trees near to the access and storage hut, they recommended that an arboricultural assessment be undertaken to assess the impact of the proposal. They did however acknowledge the presence of the existing road and the fact that the access point is already being utilised. Should the application be permitted, an arboricultural assessment will be secured via a pre-commencement condition to ensure the protection of existing trees.

Landscape:

Policies 25 and 26 of the HDPF (2015) seek to protect, conserve and enhance the landscape character of the District while Policy 27 prevents landscape impacts as a result of the coalescence of settlements. As mentioned, the development site sits between the existing settlements of Horsham and Tower Hill and is predominantly rural in character, despite its proximity to urbanising influences. The Council's Landscape Consultant has reviewed the information provided and advised that they are unsupportive of the development on landscape grounds due to the site's visual prominence, its role in preventing settlement coalescence and the impact of the development upon the existing landscape character.

Officers have considered this advice and agree that the site would not be suitable for the majority of development proposals (i.e. housing, commercial) due to its elevated position and landscape character however, they do not consider the development proposed to be detrimental to the existing landscape. The applicant seeks permission for five small glamping pods which would be built into the hillside utilising natural looking materials. Upon visiting the site, it is clear that the majority of the development would be screened from view by existing vegetation and, due to the topography of the area, the site would be only partially visible from public footpath SOW-1639-1. When viewing the site from Broadbridge Heath Viewpoint to the north-west it is not thought that the proposal is of a scale that would draw the eye, particularly in the context of the highly visible Highwood Village development. It is therefore the Officers view that the proposal would not result in a significant change to landscape character nor would it constitute urban encroachment. The proposal would therefore not be contrary to the relevant policies contained within the HDPF.

Residential Amenity:

Policy 33(2) of the HDPF (2015) seeks to ensure that new development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example from overlooking, noise, loss of privacy, odour or general disturbance. In addition, Policy P3 of the NPPF sets out how development should protect the living conditions of both occupiers and neighbours.

Impact upon existing occupiers:

Although the application site is considered to be physically separate from much of the residential development in Tower Hill, there are two existing dwellings on Parthings Lane which are located approx. 50m from the proposals red line boundary (Hermitage and Scots Pine). Despite this proximity, there is unlikely to be an impact as a result of overlooking or loss of privacy/light given both the distance to the proposed pods and the presence of intervening vegetation. In addition, it is considered that impacts as a result of odour are unlikely due to the nature of the development.

It is however noted that concerns have been raised by neighbours relating to noise and general disturbance impacts resulting from the proposed development, primarily as a result of increased vehicle movement and late-night activity (loud music etc.). Officers have considered these concerns and, while it is acknowledged that the site is small in scale and would only support a few guests at a time, the lack of management presence on site could give way to amenity impacts. Officers have spoken with the agent who has advised that the applicant lives locally and would be responsible for ensuring that the behaviour of guests is acceptable, although it was noted that a site manager could be brought in if needed. Contact details would be provided to guests to report any issues and the agent has confirmed that they would be happy to extend this to nearby residents to ensure they can report any disturbance. While this provides some comfort, it is noted that the measures are not set in stone and therefore it is considered necessary to implement a pre-commencement condition requiring the submission of a site management plan. This management plan should cover who is responsible for overseeing the site and the process in place for receiving and dealing with complaints as well as measures incorporated into the general management of the site (e.g. no group bookings, no BBQ's/campfires, no loud music, video surveillance etc.) to reduce amenity impact.

Impact upon pod occupiers:

The application seeks permission for 5no. glamping pods which are proposed to be arranged in a line in the middle of the site (Proposed Layout Plan (ref. 240610-01-02)), with each pod facing diagonally to the north-west and stepped to ensure privacy. Each pod will have two windows on the south-west elevation which each face into a habitable room. Officers have considered whether this could result in a degree of overlooking from users of the pod access path however the impact was not deemed to be significant given the limited number of visitors to the site and the provision of native shrub planting as screening. It is however proposed that the bathroom window on the north-east elevation be glazed for privacy reasons. This will be secured via a planning condition should the application be permitted.

Overall, and subject to the management plan condition, the proposal aligns with the requirements of Policy 33(2) of the HDPF and Policy P3 of the NPPF.

Highways Impacts:

Policies 39 and 41 of the HDPF (2015) seek to ensure that both sufficient capacity in the existing infrastructure network exists prior to the release of land for development and that adequate parking facilities are provided to meet the needs of anticipated users. Where development will have an unacceptable impact upon highway safety or a severe impact on the road network (following mitigation), development should be refused in line with Policy T6 of the NPPF.

The proposal would utilise an existing agricultural access point on Parthings Lane, which is an unclassified road subject to a speed restriction of 30mph. A designated parking area with space for 10 vehicles would be provided to the south-west of the site and include 2 electric vehicle charging points as well as a designated area for cycle storage. In addition, the site is well situated in terms of PRoW routes and bus services from Worthing Road into Horsham thus visitors would not be so reliant on the use of private vehicles.

The Local Highways Authority was consulted on the application, advising that sufficient visibility splays have been demonstrated for the access point and parking provision is considered sufficient for the size of the development. Overall, they advised that the proposal would not have an unacceptable impact upon highways safety or a severe impact on the road network subject to the relevant condition and informative being added to any consent given.

It is therefore considered that the proposal conforms with both local and national policy with regard to highways impacts.

Ecology:

Policy 25 of the HDPF (2015) seeks to protect existing biodiversity and green infrastructure in the district by ensuring no net loss, while Policy 31 encourages the provision of new and/or enhancement of existing habitats, while also outlining requirements for areas of particularly importance (SPAs, SACs, SSSIs etc.). This is in line with Policies N2 and N6 of the NPPF (2026).

Upon initial review of the site, it is clear that it is not subject to any statutory designation, with the nearest site being Warnham Local Nature Reserve (LNR) some 2km to the north-east. No SSSI Impact Risk Zones are triggered however the site is listed as a red/amber zone for Great Crested Newt, which is discussed further below. The site currently comprises modified grassland and bramble scrub with existing tree coverage along site boundaries (outside of the RLB).

To aid with the assessment of the application, the applicant has submitted a Preliminary Ecological Appraisal and BNG Baseline Report (ref. JL090825 R.01) which provides an assessment of the ecological baseline at the site and proposes mitigation measures to ensure compliance with the relevant legislation. This report has been reviewed by the Council's Ecological Consultant who has advised that they are satisfied with the information provided, subject to the application of standard ecological conditions.

<u>Great Crested Newts (GCN)</u>

Given the sites location with a red/amber impact risk zone for GCN officers have consulted NatureSpace for their view on the proposal. They advised that due to the scale of development proposed and the mostly unsuitable habitat on site, the precautionary working methods statement suggested by the applicant is likely to be the most proportional response. They have advised a full statement should be prepared by an ecologist however they are satisfied that this can be secured via pre-commencement condition.

Drainage and Flood Risk:

Policy F4 (Assessing flood risk for decision-making) of the NPPF requires a site-specific Flood Risk Assessment for all development proposals within Flood Zones 2 and 3. In Flood Zone 1, a site-specific assessment is only required for:

- Sites of one hectare or more;
- Land which has been identified by the EA as having critical drainage problems; and
- Land identified in a strategic flood risk assessment or the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future.

Using the Flood Map for Planning it is clear that the site does not lie within Flood Zones 2 or 3. Though there are small areas of localised surface water flooding to the north of the site and within a central tree parcel, these are not located within the red line boundary and no built development is being proposed in or near to these areas. It is therefore determined that a site-specific flood risk assessment is not required.

To assist with determination, the applicant has submitted a Proposed Drainage Plan (ref. 240610-01-04) which shows water flowing north via a series of drainage runs to a water treatment plant, before being discharged into an underground soakaway. It should be noted that each glamping pod will be fitted with a composting toilet, thus no foul waste will be connected to this system. The Council's Drainage Officer has been consulted on this plan and advised the following (full comments available on the Council's website):

- Soakaways are not recognised as an appropriate method of disposal for treated effluent and it is not expected that the Environment Agency would grant permission for this method of disposal.
- Further detail should be provided as to the proposed 'underground treatment tank'.
- An understanding of surface water flows across the site should be demonstrated by the applicant and a method of foul and surface water disposal confirmed in line with Building Regulations Part H.
- Clarity needs to be provided on the provision of a composting toilet as the submitted Design & Access Statement proposes rainwater harvesting to *'**flush toilets**, washing machines and general watering of biodiversity features…'*

At this time, it is considered that there is insufficient information provided to determine whether the site drainage meets the requirements of the NPPF, PPG and the Horsham District Planning Framework (Policies 35 and 38). Following a further conversation with the Council's Drainage Officer it has been deemed appropriate to secure a revised foul and surface water drainage strategy via condition, should the application be permitted.

Other Matters:

<u>Climate Change</u>:

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 5 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:

- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- 2 electric vehicle charging points

In addition to these measures conditions are attached to secure the following:

- Biodiversity mitigation and enhancement

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, 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 sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates a 22.02% (0.49 units) net gain is achievable by way of onsite biodiversity gains (non-significant). Officers have assessed the BNG proposals in line with the relevant guidance and deemed them to be acceptable. The relevant BNG condition has been applied.

Conclusions:

It is considered that the application conforms with the relevant policy and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Non-residential	144	0	144
		Total Gain	**144**
		Total Demolition	**0**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

1 Plans

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 until a Precautionary Method Statement for reptiles and mobile protected and Priority species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles and mobile protected and Priority species during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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).

4 **Pre-Commencement Condition:** No development shall commence until a Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, management responsibilities during operating hours and contact details as well as measures taken to control noise from all activities and operations at the site. The Management Plan shall be implemented and complied with thereafter for the duration of the development.

Reason: In order to ensure the protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** No development shall commence unless a Great Crested Newt Precautionary Working Method Statement has been submitted to and approved in writing by the local planning authority. This should be prepared by a suitably qualified ecologist and include steps to be taken should Great Crested Newts be encountered on site.

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).

6 **Pre-Commencement Condition:** No development shall commence 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).

7 **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).

8 **Pre-Commencement (Slab Level):** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal and BNG Baseline Report Version R01 (Leith Ecology Consulting, December 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:
a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance 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).

9 **Pre-Occupation Condition:** Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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: To 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).

10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the bathroom windows within each glamping pod have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

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

11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for each pod in accordance with drawing number 240610-01-02 Rev A. These facilities shall thereafter be retained for use at all times.

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

12 **Pre-Occupation Condition:** No part of the development shall be first occupied until the access and car parking has been constructed in accordance with the approved site plan and visibility splays. The access, visibility splays and car parking spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

13 **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:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments

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. Any proposed or retained planting which 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).

14 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** The holiday-let accommodation hereby permitted shall only be occupied/operated as holiday accommodation and shall not be occupied by an individual, family or group for more than 4 consecutive weeks in any 8 week period commencing with the first day of letting or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of the first letting to their individual family or group.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 28 and 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 and BNG Baseline Report Version R01 (Leith Ecology Consulting, December 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will 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.

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: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

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.

NOTE TO APPLICANT

Vehicle Crossover - Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

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: DC/26/0696
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	29.04.2026
Location plan		240610-01-01	29.04.2026
Layout plan	Proposed	240610-01-02 REV A	29.04.2026
Site plan	Existing	240610-01-03	29.04.2026
Elevation & Floor plan	Pod	240610-01-05	29.04.2026
Plans	Road and access	240610-01-06	29.04.2026
Plans	Proposed lighting	240610-01-07	29.04.2026
Plans	Artist impressions	240610-01-08	29.04.2026
Elevation plan		240610-01-09	29.04.2026
Plans	Visibility splay	240610-01-10	29.04.2026
Supporting Docs	Grassland condition assessment	NONE	29.04.2026
Supporting Docs	BNG Statutory Metric FINAL	NONE	13.10.2026
Supporting Docs	Preliminary ecological appraisal and BNG baseline report	JL090825 REV 03	13.10.2026
Supporting Docs	GCN Report		23.07.2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed drainage	240610-01-04	29.04.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 27/10/2026

Authorising Officer sign/initial Adrian Smith Date: 28/10/2026