Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0583
Land Parcel at 520128 116244, Stonepit Lane, Henfield, West Sussex,

DESCRIPTION:
Variation of Condition 2 of previously approved application DC/24/0367 (Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping) to amend site layout, including the siting of day rooms and static caravans.

RELEVANT PLANNING HISTORY:

DC/23/2100	Use of land for the stationing of 3 gypsy and traveller static caravans, 3 touring caravans for residential purposes, together with the formation of hardstanding and associated landscaping.	Application Refused on 12.01.2024
DC/21/2490	Erection of a detached, two-storey, five-bedroom dwelling.	Application Refused on 14.01.2022
DC/24/0367	Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping.	Application Refused on 07.05.2024

DESCRIPTION OF THE SITE
The application site is located on the western outskirts of Henfield and is situated on the southern side of Stonepit Lane to the east of the dwelling of Flocktons. Stonepit Lane is a narrow single track road which is lined with a mixture of mature trees and hedging. The surrounding area is predominantly characterised by a mix of residential development and large expanses of agricultural and equestrian land. To the north of the site lies Stonepit nurseries, which opens to the public seasonally and provides a range of plants. To the south, the area appears to comprise agricultural land. Approximately 150m to the east of the site lies a new residential housing development north of West End Lane. Public Right of Way 2524 runs adjacent to the site and Stonepit Lane to the north of the site.

The site appears to have previously formed part of a stone quarry. Whilst there has been little recent planning history on this site, it is noted that two planning applications for dwellings on the site were refused and dismissed on appeal in 1981 and 1988 (ref: HF/50/81 and HF/96/88). Planning permission was granted in 1998 for the construction of a timber shed for the storage of feed and tools (ref: HF/63/98), which would appear to still stand on the site in its south-western corner. The current use of the site is not clear, with no evidence of an ongoing commercial or agricultural operation, though, the maintained state of the site possibly suggests a small scale recreational or leisure use.

The site has a gated access and hardstanding onto Stonepit Lane and the remainder of the site is relatively open and laid to grass. The southern perimeter of land within the site is raised in comparison to the predominantly flat remainder of the site. A number of trees are located within the south-west and along the southern boundary of the site.

DESCRIPTION OF THE APPLICATION

The application seeks to vary the approved plans related to DC/24/0367 to reposition the static caravans and associated day rooms to the west of the site, with the 3no. caravans positioned along the northern boundary and the associated day room building positioned to the south.

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 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
Policy 22 - Gypsy and Traveller Sites
Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation
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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Henfield Neighbourhood Plan:
Policy 1: A Spatial Plan for the Parish
Policy 4: Transport, Access & Car Parking
Policy 5: Utility Infrastructure
Policy 7: Education Infrastructure
Policy 8: Broadband Infrastructure
Policy 10: Green Infrastructure & Biodiversity
Policy 12: Design Standards for Development

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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 9: Water Neutrality
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 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Strategic Policy 43: Gypsies and Travellers

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

Parish Design Statement:
Henfield Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
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 Arboricultural Officer: Comment: -

The ground preparation work to implement the consent issues under Appeal Ref: APP/Z3825/W/24/3345055, have resulted in land level changes of around 20 to 30cm across parts of the site. The made-up ground has been compacted, and it would appear that some excavation of the surrounding banking has occurred.

With regards to the revised site layout, the overall condition of some of the trees atop the quarry face to the south of the area where the three units are proposed to be sited is questionable. This would imply that none of the trees in this area would be desirable for retention because of concerns with their condition coupled with general tree detritus and overshadowing issues once the units become habituated. As such, unfortunately, no matter how the site is re-developed some mature trees around the southern edge of the site atop the quarry face, may need to be removed on safety grounds in the near future.

HDC Environmental Health: Objection: -

The changes to the utility block will comply with the Caravan Site Licence, but the proposals for the caravans themselves will not. The licence prohibits the parking of more than one car between each pair of caravans, so this much tighter alignment of caravans is in breach of that requirement. Only one car parking space is permitted between caravans, and it must be as close as possible to the caravan to which the car belongs and at least 3 metres from the adjoining plot. This is a fire safety requirement to reduce the likelihood of spread of fire between caravans, which are very flammable structures. Any construction between caravans must also be built from non-combustible materials for the same reason.

HDC Landscape Architect: Comment: -

The proposed layout is larger in scale and building size, then those previously approved and moves built form towards the boundaries and existing trees RPA's.

The existing trees, both within the site and along the boundaries, are key to the character of the area and in helping assimilate the proposals into the area and retaining the character of the rural lane, as judged by the Inspector in allowing the appeal.

Also significant to the Inspector's decision was the enhancement and retention of the character of the lane, by the positioning of the caravans towards the centre of the site away from the trees on the edge of the site, which is no longer the case on the proposed scheme.

In addition, it is noted that the existing 'Thick planting along the lane will be retained to ensure the site is not at odds with the pleasant and rustic characteristics of the area.', as described in the Applicant's Planning Statement under DC/24/0367, is no longer present and the site clearly open to view.

The proposed layout does not protect the retention of the existing trees and due to its size and layout arrangement, will appear more prominent and regimented than the approved scheme and therefore the adverse effects experience on the character and visual amenity of the lane and walkers of the public footpath, are likely to be higher.

Therefore, taking into account the current site condition and integrity of the existing landscape features, of the judgement that the proposals are likely to give rise to adverse landscape character and visual effects. Furthermore, there are concerns the proposed mitigation is sufficiently robust to ameliorate these.

OUTSIDE AGENCIES
WSCC Highways: Comment: -

WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/24/0367, raising no highway safety or capacity concerns.

For the current submission, the amendments include a revised site layout. Each plot retains suitable car and cycle parking provision, and on-site turning appears achievable. As such, no highway safety concerns would be raised to the proposed variation of condition 2.

In 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 is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:
10 letters of Objection have been received from 8 addresses (1 of which was received was received from an address outside of the consultation period, taking the total number of individual addresses to 7), objecting to the application on the following grounds:

- Static caravans too close together
- Provides future possibility for additional caravans
- Out of keeping with the agricultural green land that it exists within

- Damage to flora and fauna
- Loss of additional trees
- Fire hazard
- Access for emergency vehicles
- Urbanising effect
- Raising of ground level
- Lack of drainage information and flooding
- Septic tank location
- Formal, regimented, and suburban character
- Visually dominant utility block
- Reduces variety and rural informality
- Increased perception of the site
- Proximity to electricity pole
- Noise impact

Parish Comments:
Henfield Parish Council: Object: -

- Contrary to Policies 23, 25, and 33 of the Horsham District Planning Framework (2015)
- Unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties
- By lining the static caravans in a row adjacent to the road and the creation of a single day room block would be out of keeping with the local character
- Urbanising effect
- Adverse impact on scale, massing and appearance of the original approved layout, and if approved, would be out of keeping with the rural surroundings

Member Comments:
Cllr Potts requested the application be determined by Planning Committee, this request was though received outside of any consultation period.

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 subject of an earlier planning application under reference DC/24/0367 that relates to the use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping. This application was allowed at appeal on 21.11.2024. The principle of development has been established by this earlier planning permission which remains extant.

The current application seeks to vary the approved plans, where the site layout is proposed to be revised. The submitted plans indicate that the 3no. caravans would be stationed to the west of the site, with a single building now proposed which would be divided into 3no. separate day rooms. On the basis of the

earlier planning permission, the principle of development is considered acceptable, subject to all other material considerations.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The importance given to the continued protection of rural areas remains a key policy criteria 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.

Paragraph 26 of the PPTS advises Local Planning Authorities to attach weight 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.

Policy 23 of the HDPF states that development should not have an unacceptable impact on the character and appearance of the landscape and should be sensitively designed to mitigate any impact on its surroundings.

Policy 12 of the Henfield Parish Neighbourhood Plan states that as appropriate to their scale, nature, and location, development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, development proposals should be of a scale, density, massing, height, landscape design, layout and materials that are of a high quality and reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The appeal decision relating to the earlier application reference DC/24/0367 recognised that the site itself is characteristic of the isolated residential built form on the western edge of Henfield. Where there are buildings, these are typically surrounded by clusters of trees which can project out into the open fields. The site appears to partially have a bowl shape, with the boundary along the south of the site raised above that on the northern side (along Stonepit Lane). Isolated dwellings which are located adjacent or near to the highway are a typical feature of the area. The Inspector outlined that the combination of the apparent changes in ground levels, and the likely height of the static caravans, and the height of the day rooms, suggested that most if not all of the urbanising features would be screened; especially from views from the south towards the site from West End Lane. Landscaped as proposed was considered to further ameliorate the visual effects of the proposal when seen from further afield.

The Inspector outlined that the combination of the context of the appeal site, including its topography, the nature of the proposal being single storey in form, the potential for the sensitive use of landscaping to reinforce existing soft landscaping on the site, and the nature of the proposed development on this site as the edge of Henfield and not dissimilar in character to the sporadic residential development in the area, meant that the proposal would not have an adverse effect on the character and appearance of the area. These conclusions are a materially consideration of significance in the assessment of the current application.

The current application seeks to reposition the static caravans and associated day rooms to the west of the site, with the 3no. caravans positioned along the northern boundary and the associated day room building positioned to the south. The submitted Site Plan confirms that all trees on the site would be retained, with additional landscaping planted along the boundaries. It is however noted that some of the trees have been removed prior to development commencing.

It is recognised that the proposal would be clustered to the western section of the site, where it is considered that the arrangement of the static caravans would be particularly formal and visually prominent. It is however recognised that the day room building is located to the southern section, where this would not be overtly visible from either approach to the site. Landscaping is proposed around the boundary of the site, where the Planning Inspector previously found that this would minimise the visual prominence and impact on the character and appearance of the area.

While the concentration of the development to the western section of the site would formalise the development and result in a greater visual prominence, it is not considered that this would be significantly more harmful than the previously approved arrangement. On the balance of these considerations, it would not therefore be considered reasonable to refuse the application on the grounds of adverse impact on the character and visual amenities of the site and surroundings.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Policy 23 of the HDPF states that development will not have an unacceptable impact on the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.

Policy 12 of the Henfield Parish Neighbourhood Plan states that development proposals should be designed to respect the amenities of occupiers/users of nearby property and land.

The application site is located at a distance from residential properties, with the residential dwelling known as Flocktons located approximately 100m to the west. Residential properties known as Stonepit Cottage and The Lodge are located approximately 50m and 115m to the north respectively. The application site is enclosed to the south, east and west by mature trees and shrubbery.

Given the relationship with the nearby residential properties, and the distance between the site and neighbouring properties, it is not considered that the proposed development would result in harm through overlooking and loss of privacy. It is not anticipated that the proposed development would result in a significant increase in noise and activity within the site, with the resulting development considered acceptable within the noise character and context of the wider surroundings. It is also not considered that vehicle movements resulting from the development would be significantly greater than other similar residential development in the area, and it is not anticipated that the development would result in adverse harm to users of the public footpath.

For these reasons, the proposed development would not result in harm to the amenities of neighbouring properties and users of land, in accordance with Policies 23, 32, and 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. In addition, proposals should minimise conflict between traffic, cyclists and pedestrians. Policy 41 of the HDPF aims to ensure that developments are served by adequate parking facilities including provision for cycle, motorcycle, low emission vehicles and the mobility impaired.

The proposal seeks to utilise an existing entrance to the site, which is accessed from Stonepit Lane. Areas of hardstanding would be laid to each pitch, providing parking for 2no. vehicles, with a turning head located to the south of the site.

Following consultation with WSCC Highways, there are no apparent visibility concerns with the existing point of access onto Stonepit Lane from West End Lane. In addition, it is not anticipated that the proposed development would give rise to a significant material intensification of vehicular movements to or from the site. The proposed parking provision is considered to be sufficient, with sufficient space for on-site turning to be achievable.

For these reasons, it is considered that safe and adequate access would be provided for users of the site, and the proposed development is not considered to have a severe cumulative impact on the function and safety of the highway network. The proposal is therefore considered to accord with the above policies.

Ecology:

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. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

Policy 10 of the Henfield Parish Neighbourhood Plan states that development proposals will be supported provided the design seeks to maintain or increase biodiversity, including retaining where possible, existing hedgerows, scrub, trees and ponds to support and encourage wildlife. Where removal is essential they should be replaced appropriately and with indigenous species.

The application site comprises former paddock land which has fallen into disuse and now comprises overgrown grassland. The site is located in close proximity to a corridor of woodland, with agricultural fields and hedgerows located within the vicinity. Given this context, the site has the potential to be used as habitat and a connector for various species.

Ecology matters were considered under the earlier application reference DC/24/0367. The submitted Ground Level Tree Assessment for Bat Potential by Sylvatica Ecology Ltd dated 23.01.2024 outlines that four trees were identified as having bat potential within the site, but these trees are not scheduled for felling as part of the development. The trees within the site that are likely to be removed as a result of the proposed development did not exhibit any potential for roosting bats and are considered negligible potential for roosting bats. The Report advised that none of the trees identified as having roost potential are predicted to be impacted by the proposed development works, albeit that the limb of T14 could potentially overhang the works area and require removal. Should this be the case, the Report outlined that further assessment would be necessary. The Report recommends a sensitive lighting scheme and outlines the additional surveying requirements should trees/features with bat roost potential be impacted.

Following consultation with the Council's Ecologist, concerns were raised regarding the possible removal of the limb to T14. Further clarification was requested in respect of whether this tree would require works, and this is considered necessary to provide the Local Planning Authority with certainty of impacts on the protected species.

The plans submitted and the Tree Protection Measures Plan contained within the Arboricultural Method Statement indicate that T14 is located to the south-western corner of the site, and positioned away from the proposed development. On this basis, it is considered unlikely that any works to the tree would be required to facilitate the development. No ecology concerns are raised in this regard. It is however considered appropriate to include an informative with regard to bats and licenses should the application be approved.

Water Neutrality:

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.

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.

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.

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.

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:

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.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

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 and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The original planning permission to which this section 73 planning application relates was made or granted before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed development is considered to comply with all local and national planning policy, and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The development hereby permitted must be commenced by the 21.11.2027.

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

2 A list of the approved plans

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).

4 **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 day room(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).

5 **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 and measures to protect their root protection areas;
- 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;
- 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. 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).

6 **Pre-Occupation Condition**: The facilities for the storage of refuse and recycling facilities shown on the approved plans shall be provided prior to occupation (or use) of the development hereby permitted and 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).

7 **Pre-Occupation Condition**: The secure and covered cycle parking facilities for the occupants of, and visitors to, shown on the approved plans shall be provided before any building is occupied or use hereby permitted commenced. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on drawing Block Plan reference 2311ST_R3_Con.5.01 Revision 001 and shall be thereafter 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than that shown on the approved plans. All such lighting shall be maintained in accordance with the approved details.

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

11 **Regulatory Condition**: 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 (2023), and/or any other updated or replacement version of that document.

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).

12 **Regulatory Condition**: No more than three (3) caravans (of static or mobile home type), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (or any Act revoking or re-enacting these Acts), shall be stationed on the site at any time. There shall be no more than three (3) 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).

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

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

14 **Regulatory Condition**: No vehicle over 3.5 tonnes shall be stationed, parked, or stored on the site.

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

15 **Regulatory Condition**: The ecology features shown on Drawing 2311ST_R3_Con.5.01, including bat and bird boxes, shall be installed prior to occupation of any accommodation on the site. Thereafter, the ecology features shall be retained.

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).

16 **Regulatory Condition**: The pitches hereby permitted shall limit the water usage of each pitch of 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 and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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/25/0583

(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
Block plan	Proposed Block Plan	2311ST_R3_Con.5.01	20.05.2025
Elevation & Floor plan	Proposed Day Room	2311ST_R3_100	08.04.2025
Location plan	Existing Location Plan	2311ST_R1.3_000	12.03.2024
Elevation & Floor plan	Proposed Bin & Bike Store	2311ST_R1.3_101	06.03.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 14.01.2026