Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0073
Rose View Park, Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BJ

DESCRIPTION:
Approval of details reserved by condition(s) 3, 4, 6, 9 and BNG to approved application DC/25/0318.

RELEVANT PLANNING HISTORY:

DC/25/0318	Use of land for the stationing of a further 2 static caravans for residential purposes, changing siting of two existing caravans and associated layout changes.	Application Permitted on 09.12.2025

PLANNING ASSESSMENT
Planning Application DC/25/0318 was granted consent on 09.12.2025. This permission was for the following:

Use of land for the stationing of a further 2 static caravans for residential purposes, changing siting of two existing caravans and associated layout changes.

Consent is sought to discharge the details reserved by conditions 3, 4, 6, 9 and BNG: -

Condition 3:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul 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).

It is acknowledged that the HDC Drainage Officer has objected to the proposal due to lack of information. Nevertheless, the applicant has submitted confirmation from Southern Water that the development has been approved to connect to the main sewage node, with this representing the optimum solution for foul drainage across the site. The Landscape consultant are satisfied with the details provided. It is acknowledged that no Surface water drainage strategy is proposed, the site proposed for development is not at risk of surface water flooding and would involve the addition of two caravans which would not increase the likelihood of flooding within the site or displacement of water into neighbouring sites. In any case, the condition did not request details of surface water treatment. The submitted details are therefore considered acceptable.

Condition 4:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

(a) Purpose and conservation objectives for the proposed enhancement measures;
(b) Detailed designs to achieve stated objectives;
(c) Locations of proposed enhancement measures by appropriate maps and plans;
(d) Persons responsible for implementing the enhancement measures;
(e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

A Biodiversity Enhancement Strategy has been submitted which sets out the objectives and details of the proposed biodiversity enhancement measures, including the provision of bat and bird boxes and habitat management measures. The Strategy includes a plan identifying the location of the proposed enhancements, confirms that the developer/landowner is responsible for implementation, and provides details of installation, monitoring, replacement and ongoing management arrangements. The Strategy also secures the retention and management of the site's trees, hedgerows and ecological corridors. As such the submitted information would be acceptable in light of condition 4 and the requirements of the condition satisfied.

Condition 6:

Pre-Occupation Condition*: No development shall take place, including any works of site clearance, 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, including details of necessary protection measures during construction works.
(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 including new hedgerow.

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

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

The Landscape consultant has commented that the details submitted with regards to condition 6 would require modification. Landscape has requested hedgerow, details of site boundary treatments, including to the north which has not been submitted and details of replacement trees.

The applicant has submitted an updated Biodiversity enhancement report which shows the retention of the mature trees to the front of the site and it is evident that two trees would have been removed from the existing pre-development situation. It is noted that the northern boundary treatment would be post and rail fence and whilst the Landscape officer has requested a hedge along this boundary, there are mature trees to the northern boundary which are considered sufficient to enclose the site. Furthermore, a native hedgerow fence is proposed to the eastern boundary of the site and is shown on the Biodiversity enhancement report. The site given both its topography, proposed level of enclosure and landscaping would not be considered to result in landscape harm which has been demonstrated through the submission.

The requirements of the condition have been satisfied.

Condition 9:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity has been 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 (through provision of appropriate and technical specifications) 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.

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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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).

A Lighting Strategy for Biodiversity has been submitted which identifies the site's boundary trees and hedgerows as features of ecological importance for bats and confirms that dark corridors will be maintained along the northern and eastern boundaries. The strategy includes the location and specification of the proposed lighting, comprising a limited number of low-level, downward-facing, baffled fittings with a maximum output of 500 lumens and a warm colour temperature of no more than 2700K. The lighting is directed towards the developed areas of the site and away from boundary vegetation and identified bat corridors. The submitted strategy is considered to satisfactorily identify bat-sensitive features and demonstrates that the proposed lighting will not adversely affect bat commuting or foraging habitat. Accordingly, the requirements of Condition 9 have been met and the condition can be discharged.

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.

The Biodiversity gain plan reflects the Biodiversity Enhancement and Lighting Strategy which was dated 9th April 2026 and shows a non-native hedge to the southern boundary, a ruderal habitat and a

natives species hedgerow which are not indicated on the Landscape Plans. The net gain demonstrated is sufficient to be in accordance with Biodiversity net gain requirements. The requirements of the BNG condition has been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/26/0073
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		2502RO_Cond. 3	03.09.2026
Supporting Statement	Biodiversity Gain Plan		02.03.2026
Supporting Statement	Southern Water Confirmation of Connection		05.06.2026
Site plan		2502RO_Cond.6	02.03.2026
Site plan		2502RO_Cond. 9	03.09.2026
Supporting Statement	Biodiversity Enhancement and Lighting Strategy		03.09.2026
Site plan	Waste Water Plan	1996500-1	02.03.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 05.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.10.2026