

**APPLICATION FOR DISCHARGE OF PLANNING CONDITIONS
RE PLANNING PERMISSION DC/23/1235
RELATING TO CARAVAN PARK AT DEER FIELDS PARK (AKA LAND TO THE NORTH OF HILL TOP PARK)
TROUT LANE/EMMS LANE, BROOKS GREEN, HORSHAM RH13 0TR**

Introduction

This is an application to discharge pre-occupation planning conditions of Planning Permission DC/23/1235. These relate to the following numbered conditions.

- Condition 6 –Biodiversity Enhancement Layout – final version – submission and approval
- Condition 8 – Car Parking Plan – final version – submission and approval
- Condition 9 –Cycle Parking Plan – submission and approval
- Condition 10 – Hard and Soft Landscaping Works – final version – submission and approval
- Condition 11 - Landscape Management Maintenance Plan – final version - submission and approval
- Condition 12 – Provision for the Storage of Refuse/Recycling – submission and approval

Proposals for Discharging the Various Conditions

The Applicants propose to discharge the pre-occupation conditions of planning permission DC/23/1235 as follows.

Condition 6 - Biodiversity Enhancement Layout – final version – submission and approval

Condition 6 reads as follows.

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Biodiversity Enhancement & Lighting Strategy (Epoch Ecology, July 2023) shall be submitted to and approved in writing by the local planning authority. 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

The Ecology Report which was submitted with the initial full planning application and approved by the Council as part of the planning application process contains the final version of the Biodiversity Enhancement Layout. There are no changes proposed, and it is anticipated that the development will be built in accordance with the already approved plan.

Therefore, the Applicants re-submit this document in order to satisfy Condition 6, and await confirmation from the Council of approval given that there are no changes from the original approved plan.

Condition 8 – Car Parking Plan – final version – submission and approval

Condition 8 reads as follows.

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles shall have been submitted to and approved in writing by the Local Planning Authority. No caravan shall be first occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

The approved layout plan which was submitted with the initial full planning application and approved by the Council as part of the planning application process contains the final version of the layout plan for car parking spaces for vehicles. There are no changes proposed, and it is anticipated that the development will be built in accordance with the already approved plan.

Therefore, the Applicants re-submit this document in order to satisfy Condition 8, and await confirmation from the Council of approval given that there are no changes from the original approved plan.

Condition 9 – Proposed New Cycle Parking Plan – submission and approval

Condition 9 reads as follows.

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, details of secure [and covered] cycle parking facilities for the occupants of, and visitors to, the caravan park shall have been submitted to and approved in writing by the Local Planning Authority. No caravan shall be occupied until the approved cycle parking facilities associated with that caravan have been fully implemented and made available for use. 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).

The plans already approved by the grant of full planning permission do not include provision for cycle parking.

Therefore, the Applicants now submit a proposed Cycle Parking Plan in order to satisfy Condition 9, and await the Council's comments regarding approval.

Condition 10 – Hard and Soft Landscaping Works – final version – submission and approval

Condition 10 reads as follows

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, 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 (if applicable) 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 Details of all external lighting 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 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 approved layout plan which was submitted with the initial full planning application and approved by the Council as part of the planning application process contains the final version of the details for hard and soft landscaping. There are no changes proposed, and it is anticipated that the development will be built in accordance with the already approved plan.

Therefore, the Applicants re-submit this document in order to satisfy Condition 10, and await confirmation from the Council of approval given that there are no changes from the original approved plan.

Condition 11 – Landscape Management Maintenance Plan – final version - Submission and Approval

Condition 11 reads as follows.

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015)

The approved layout plan which was submitted with the initial full planning application and approved by the Council as part of the planning application process contains the final version of the details for landscape maintenance and management. The development is entirely owner managed and maintained and there is no public open space or areas to be adopted or which are the responsibility of any third parties. There are no changes proposed, and it is anticipated that the development will be built in accordance with the already approved plan.

Therefore, the Applicants re-submit this document in order to satisfy Condition 11, and await confirmation from the Council of approval given that there are no changes from the original approved plan.

Condition 12 – Provision for the Storage of Refuse/Recycling – submission and approval

Condition 12 reads as follows.

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the holiday caravan park hereby permitted, provision for the storage of refuse/recycling shall be made for each caravan in accordance with details to be submitted to and approved in writing by the Local Planning Authority. 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).

The approved layout plan which was submitted with the initial full planning application and approved by the Council as part of the planning application process contains the final version of the layout plan in respect of the communal refuse and recycling area which is available for use by each of the occupiers of each holiday caravan. There are no changes proposed, and it is anticipated that the development will be built in accordance with the already approved plan.

The use of communal refuse and recycling areas is the most tidy and efficient way of storing and collecting refuse and recycling materials, both for occupiers and for refuse and recycling operatives (who need only bring collection vehicles to the communal refuse collection area rather than parking the vehicle outside each holiday caravan and individually collecting bins and recycling).

For clarification, it is noted that neither Condition 12 nor its rationale, Policy 33 the Horsham District Plan, require an individual bin for each unit of accommodation, but simply for each unit to have access to a bin storage area. It follows that this may be communal.

Policy 33 states as follows.

“Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;”

The use of communal bins/recycling facilities is demonstrably the most convenient, safe and visually attractive option for this development, particularly as they are located out of the way and do not dominate the development or its surroundings.

Therefore, the Applicants re-submit the layout plan document in order to satisfy Condition 12, and await confirmation from the Council of approval given that there are no changes from the original approved plan.

Conclusion

The Applicants have reviewed the documents already submitted and approved for the grant of full planning permission DC/23/1235, and see that certain of the pre-occupation conditions appear to relate to plans or reports which have already been submitted and approved (Conditions 6, 8, 10, 11). Whereas satisfaction of Condition 9 requires the submission of a new Cycle Parking layout plan.

Therefore, the Applicants submit the proposed new Cycle Parking layout plan in respect of Condition 9, re-submit the existing Ecology Report in respect of Condition 6, and re-submit the already approved Layout Plan in respect of Conditions 8, 10 and 11.

Please do not hesitate to contact the Applicants or their agent if you require any further information or clarification.

ROWLES DAVIS
JULY 2026