



Planning Statement

Winterfold Farm, Wimland Road, Rusper, West Sussex, RH12 4QU

Application to discharge planning conditions relating to the Full Planning Consent approval reference DC/24/1787, for 'Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937).'

At

Winterfold Farm, Wimland Road, Rusper, RH12 4QU

Planning Statement

on Behalf of

Mr Simon Jones

September 2026

Gould Baxter
2-3 Lucastes Mews, Paddockhall Road,
Haywards Heath, West Sussex,
RH16 1HE



This is a Planning Statement prepared to accompany an application to discharge planning conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 relating to the Full Planning Consent approval reference DC/24/1787.

The application description reads as follows:

Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937).

Conditions seeking approval are:

3. Pre-Commencement Condition: No development shall take place, until the following traffic management and construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- a) traffic management plan for site traffic and measures, to include a 10mph speed limit for construction traffic and appropriate signage to remind construction traffic of the need to give way to the public and to make the public aware of the risk of conflict with vehicles, particularly at the access point to the development from the bridleway.
- b) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- c) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

4. Pre-Commencement Condition: No development shall commence until either:

- a) *Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Water Certification Scheme, or;*
- b) *A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and*
 - i. *The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.*

5. 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.

6. 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 approved building(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.

7. Pre-Commencement (Slab-Level) Condition: No development shall commence 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) detailed designs or product descriptions for biodiversity enhancements;
- 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.

8. Pre-Occupation Condition: A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

9. 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 including fencing and hedging
- e) 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

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.

10. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

11. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for that dwelling have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

12. Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.