



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0242
Downsview Paddock, New Hall Lane, Small Dole, West Sussex, BN5 9YJ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2, 3, 4, 6, 8 and 15 to approved application DC/25/1996

RELEVANT PLANNING HISTORY:

DC/25/1996	Proposal for a single pitch settled gypsy accommodation site (Retrospective).	Application Permitted on 01.05.2026
DC/19/2034	Erection of a detached two storey dwelling.	Application Refused on 31.03.20 Appeal dismissed on 15.12.20 PINS ref: APP/Z3825/W/20/3253186
EN/20/0610	Without planning permission the material change of use of the land from agricultural and equestrian use to use for the stationing of caravans for residential occupation and associated occupational development of hardstanding.	Appeal Dismissed on 10.11.23 PINS ref: APP/Z3825/C/21/3280649
DC/17/2258	Outline application for erection of a single dwelling with all matters reserved	Application Refused on 22.02.2018
DC/11/1630	Outline application proposing the erection of 2 two-storey dwellings together with associated access and parking (Land North of Downsview Nurseries)	Application Refused on 03.10.2011 Appeal Dismissed on 08.01.2014
DC/06/2354	Demolition of existing greenhouses and erection of a building comprising of a work unit for B1 (Office or Light Industrial Use) and attached living accommodation to provide 2/3 bed dwelling.	Application Refused on 24.11.2006 Appeal Dismissed on 06.09.2007
HF/56/02	Erection of 2 dwellings (outline)	Application Refused on 19.07.2002
HF/113/98	Erection of one house	Application Refused on 29.12.1998
HF/18/98	Change of use of mushroom shed to storage	Application Refused on 22.04.1998
HF/61/96	Certificate of lawful use for use of the land as a nursery	Application Permitted on 09.07.1997
HF/4/95	Demolition of existing nursery buildings and erection of 1	Application Refused on

PLANNING ASSESSMENT

Planning Application DC/25/1996 was granted consent on 01.05.2026. This permission was for the following:

Proposal for a single pitch settled gypsy accommodation site (Retrospective).

Consent is sought to discharge the details reserved by conditions 2, 3, 4, 6, 8 and 15.

Condition 2:

Pre-Commencement Condition: *Within 3 months of the date of this permission, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on sustainable drainage principles and shall include:*

- *Evidence of compliance with the drainage hierarchy in accordance with Building Regulations Part H;*
- *Infiltration testing undertaken in accordance with BRE Digest 365 (if infiltration is proposed);*
- *Justification where infiltration is not feasible and identification of alternative discharge methods;*
- *Calculations for existing and proposed runoff rates (including Qbar);*
- *Details of on-site attenuation, including storage volumes;*
- *Details of exceedance flow routing for the 1 in 100 year + climate change event;*
- *Evidence that rainwater harvesting is not relied upon for attenuation;*
- *Water quality and pollution control measures;*
- *A management and maintenance plan.*

The approved scheme shall be implemented within 6 months of approval and thereafter maintained.

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).

The following documents have been reviewed:

- Existing Site Plan, dated: July 2026, Author: Ellisdon Architecture Associates

The applicant hasn't provided results of BRE365 Infiltration testing, to demonstrate that the ground is suitable to support the use of a soakaway. The results of infiltration testing should be provided. The applicant has not confirmed how surface water will be managed.

The applicant hasn't provided information as specified within the condition. The requirements of the condition have not yet been satisfied.

Condition 3:

Pre-Commencement Condition: *Within 3 months of the date of this permission, a detailed foul drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:*

- *Full specification of the proposed treatment system;*
- *Location, layout and discharge point;*
- *Evidence of suitability of discharge method (ground or watercourse);*
- *Details of maintenance and emptying regime;*
- *Measures to prevent pollution, including shut-off mechanisms where appropriate.*

The approved scheme shall be implemented within 6 months and thereafter retained.

Reason: To ensure satisfactory foul drainage and to prevent pollution in accordance with Policy 38 of the HDPF

The condition requires the submission of a detailed foul drainage strategy, including the full specification of the proposed treatment system, location, layout and discharge point, evidence of the suitability of the discharge method, details of maintenance arrangements and measures to prevent pollution.

While the submitted plan contains indicative drainage information, insufficient details have been provided to satisfy the requirements of the condition. The Council's Drainage Engineer has advised that further information is required, including confirmation of how foul drainage from the mobile home is managed, the point of connection, details of surface water disposal, BRE365 infiltration testing, and supporting calculations demonstrating the adequacy of the proposed soakaway.

Accordingly, insufficient information has been submitted to demonstrate compliance with Condition 3 and the condition cannot be discharged at this time.

The requirements of the condition have been not satisfied.

Condition 4:

Pre-Commencement Condition: *Within 3 months of the date of this permission, a detailed scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority.*

The details shall include:

- existing trees and planting to be retained and removed;*
- planting plans, including species (in Latin names), sizes and densities;*
- hard surfacing materials and finishes;*
- boundary treatments;*
- minor structures and features; and*
- coordination with services and drainage infrastructure.*

The approved landscaping scheme shall be implemented within the first planting season following approval and shall thereafter be retained.

Any planting which dies, is removed or becomes seriously damaged or diseased within a period of 5 years shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The condition requires a detailed scheme of hard and soft landscaping works, including details of existing trees and planting to be retained and removed, planting plans specifying species (including Latin names), sizes and densities, hard surfacing materials and finishes, boundary treatments, minor structures and features, and coordination with services and drainage infrastructure.

The submitted site plan identifies certain existing landscape features, hardstanding areas and boundary treatments. However, no detailed landscaping scheme has been provided and the submission does not include a planting schedule specifying species, sizes or densities, nor does it clearly identify vegetation to be retained and removed. The submitted information is therefore insufficient to satisfy the requirements of the condition.

Accordingly, Condition 4 cannot be discharged at this time. The requirements of the condition have not been satisfied.

Condition 6:

Pre-Occupation Condition: *Within 3 months of the date of this permission, details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and thereafter retained.*

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

The applicant has submitted Existing Site Plan Drg no. 025 rev 0 which shows the proposed permanent location of the refuse and recycling bins. The level of detail is sufficient for the condition to be discharged.

The requirements of the condition have been satisfied.

Condition 8:

Pre-Occupation Condition: *Within 3 months of the date of this permission, a scheme for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to occupation and thereafter retained.*

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).

The applicant has submitted the following details:

- Specification of the EV charger.
- Existing Site Plan Drg no. 025 rev 0 which shows the proposed location of the charger

In support of the application, the applicant has submitted Drawing No. 025 Rev 0 identifying the location of the proposed electric vehicle charging point together with a specification sheet for the charger. These details are considered sufficient to identify the nature and location of the proposed EV charging provision.

The requirements of the condition have been satisfied.

Condition 15:

Regulatory Condition: *Within 3 months of the date of this permission, details of water efficiency measures to achieve a consumption rate of no more than 110 litres per person per day shall be submitted to the Local Planning Authority for approval in writing. The approved measures to be installed, including specification of fittings and appliances, shall be implemented within 6 months of the date of written approval and shall thereafter be retained and maintained for the lifetime of the development.*

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The applicant has submitted the following in relation to this condition:

- Part G water calculation document: WAT 1 – Calculator Code for Sustainable Homes
- Table illustrating the water saving measures to be installed. These include the following fittings and maximum level of consumption:
 - WC – 4/2.6 litres dual flush

- Shower – 8 l/min
- Bath 0 170 l
- Basin taps – 5 l/min
- Sink taps 6 l/min
- Dishwasher – 1.25 l/place setting
- Washing machine – 8,17 l/kilogram

While the details indicate that water consumption of no more than 110 litres per person per day would be achieved, no specific details of the water efficiency measures have been provided. The Council would expect to see a specification of the water efficiency measures, including product information, to accompany the submitted information. Without such information, the requirements of the condition have not been satisfied.

Recommendation: Split Decision

Condition 6

The requirements of Condition 6 have been satisfied

Condition 8

The requirements of condition 8 have been satisfied

Condition 2

The requirements of condition 2 have not been satisfied for the following reason:

1. The drainage strategy does not meet with the requirements expressed by the HDC Drainage Team. More information as laid out in their response is required before this condition can be determined.

Condition 3

The requirements of condition 3 have not been satisfied for the following reason:

2. The foul drainage strategy does not meet with the requirements expressed by the HDC Drainage Team. More information as laid out in their response is required before this condition can be determined.

Condition 4

The requirements of condition 4 have not been satisfied for the following reason:

3. No detailed landscaping scheme has been provided and the submission does not include a planting schedule specifying species, sizes or densities, nor does it clearly identify vegetation to be retained and removed. The submitted information is therefore insufficient to satisfy the requirements of the condition.

Condition 15

The requirements of Condition 15 have not been satisfied for the following reason:

4. No detailed specification of the water efficiency measures, including specification of fittings and appliances have been provided. Insufficient information has therefore been provided to satisfy the requirements of the condition.

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: DISC/26/0224

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Plan (In reference to Refuse/Recycling Only)	025	30.07.2026
Supporting Docs	Masterply 1 Port 7.4kw Mode 3 Type 2 Plug Tethered Smart EV Charger	NONE	30.07.2026

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Site plan	Existing Site Plan (In reference to Surface Water and Foul Drainage and Hard and Soft Landscaping)	025	30.07.2026
Supporting Docs	WAT 1 - Calculator	NONE	30.07.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 22.09.2026

Authorising Officer sign/initial Tamara Dale Date: 24.09.2026