

Ms. E. Parkes
Head of Development and Building
Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

26 February 2026

Our Ref: J004997

Dear Ms. E. Parkes

Application for the Discharge of Conditions 2, 3, 4, 7, and 8 of Planning Permission DC/24/1409 at Land north west of Junipers, Harbolets Road, West Chiltington, West Sussex

I refer to the above. WS Planning & Architecture have been instructed by Mr Casey to prepare and submit a planning application for the Discharge of Conditions 2, 3, 4, 7, and 8 of Planning Permission DC/24/1409 regarding Land north west of Junipers, Harbolets Road, West Chiltington, West Sussex. In support of the application we attach,

- 01 Completed application forms,
- 02 Drawing no. J004997-TD-01 Site Development Scheme

This covering letter should be read in conjunction with the submitted documents as it forms part of the submission.

Preliminary Matters

Whilst the details submitted are considered to be favourable to the LPA, it is important to remind the LPA that the necessary tests to be applied on such matters (conditions details) was re-emphasised by the courts on 12 August 2022 in **R. (on the application of Cathie) v Cheshire West and Chester BC**, Bird J held at [65] that the relevant test was,

“... I am satisfied that the test for discharge in the present case is whether the OMP proposed a “satisfactory” solution to the impact of the farming operations on residential amenity at the House. It is plain that a satisfactory solution does not need to be an ideal solution...”

Therefore, whilst it is recognised that comments in response to the details supplied may be forthcoming, and amendments may be requested, the test to be applied is whether or not the details are satisfactory, i.e. a workable solution and meeting the requirements of the conditions as they are worded. As such, whilst amendments could be sought, the details are considered to meet the requirements of the conditions imposed, and present to the LPA workable solutions, that are satisfactory solutions.

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Condition 2 – Foul Water Drainage

Condition 2 of DC/24/1409 is set out below,

“Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.”

Details submitted in support of the discharge of Condition 2

The foul drainage on site would be dealt with via a cesspit. The location of this is set out within the plan. The minimum cesspit capacity based on an average occupancy rate of 2.4 persons would be approximately 37000L.

Foul drainage will be managed and maintained in this manner, unless the written approval has been provided by the LPA. The owners of the site will be responsible to oversee the long-term maintenance the foul drainage system. The following outline maintenance strategy sets out recommended timescales for maintenance of the proposed drainage works:

The drainage measures would be installed by a suitably qualified drainage engineer, and upon any issues they will be alerted to solve accordingly. In the event that changes are necessary, these will be submitted to the LPA for their written approval. Tanks accumulate & store solids and must be emptied periodically. The period between emptying depends upon the population served by the tank or, the amount of use to which the tank is put. Generally, the period is at least 6 months, however, tanks which are over utilised may require more frequent emptying. All sludge should be removed when the unit is emptied. Solids should not be allowed to accumulate in more than half the tank. Site engineers should be used to carry out inspection, service and maintenance visits. Regular inspection will comprise the inspection and cleaning of catchment, gutters, filters and tanks to reduce the likelihood of contamination, this is recommended to be carried out every 3 to 6 months.

Condition 3 – Surface Water Drainage

Condition 3 of DC/24/1409 is set out below,

“Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the scheme being approved, the approved scheme shall be implemented and thereafter retained as such.”

Details submitted in support of the discharge of Condition 3

With regard to surface water drainage, permeable paving is to be deployed. The key component to success with this solution is through maintenance.

The following maintenance strategy sets out recommended timescales for maintenance of the proposed drainage works, in line with CIRIA SuDS Manual 2015:

- Regular inspection will comprise the inspection and cleaning of catchment, gutters, filters and tanks to reduce the likelihood of contamination, this is recommended to be carried out every 3 to 6 months.

Maintenance schedule	Required action	Typical frequencies
Monitoring/ Inspections	Initial Inspection	Monthly for three months after installation
	Inspector for evidence of poor operation and/or weed growth – if required take remedial action.	Annually (and after severe storms)
Regular Maintenance	Rubbish and litter removal	As required
	Brushing and vacuuming	Once a year after Autumn leaf fall
Remedial Actions	Remedial work to any depressions or rutting considered detrimental to the structural performance.	As required
	Rehabilitation of surface with remedial sweeping	Every 10-15 years or as required

Surface water drainage will be managed and maintained in this manner, unless the written approval has been provided by the LPA. The owners of the site will be responsible to oversee the long-term maintenance the surface water drainage system.

Condition 4 – Hard and Soft Landscaping

Condition 4 of DC/24/1409 is set out below,

“Within three months of the date of this decision full details of all hard and soft landscaping works shall have been submitted to and been 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) Appropriate and additional native hedgerow and tree planting along the less vegetated boundaries with Harbolets Road – planted in double staggered rows at 5 plants per linear metre*
- (c) Additional soft landscaping within the site including wildflowers, flowering lawns and trees*

- (d) Details of all hard surfacing materials and finishes*
- (e) Details of all external lighting*
- (f) Details of Ecological and Biodiversity Enhancements”*

Details submitted in support of the discharge of Condition 4

The proposed plan J004997-TD-01 displays extensive proposed planting that would be provided on the site. This, combined with the existing screening, is considered to be entirely suitable for the proposal.

As set out above, soft landscaping is favoured on the site which primarily includes a native hedge and tree scheme as to ensure full integration of the site within its surroundings.

The species of all new hedge planting proposed is as follows:

- 60% Hawthorn (*Crataegus monogyna*),
- 20% Blackthorn (*Prunus spinosa*),
- 10% Hazel (*Corylus avellana*), and
- 10% Holly (*Ilex aquifolium*).

The scheme would comprise a double staggered row at 0.5m centres, providing 5 plants per linear metre.

In addition, the tree planting proposed on the site would be Silver Birch (*Betula pendula*), which is a native species that would also support biodiversity.

Each Planting element will be sourced by an appropriate supplier and planted on the site within the next Planting Season, subject to Planning Permission being granted, in accordance with these details. The applicant and owner of the site would be responsible for the measures going forward.

All plant stock to conform to the standards set out in the National Plant Specification, to be sturdy, healthy and vigorous of good shape and without elongated shoots, grown in a suitable environment and hardened off, free from pests, diseases, discoloration, weeds and physiological disorders, have a balanced branch system and be true to name.

Plant Handling, Storage and Transportation to accord with HTA "Handling and establishing landscape plants". Preparation of Planting Beds will require that prior to planting, all topsoil to be dug over to a depth of 150mm within 2-3 days prior to planting when weather and ground is suitably dry. Leave to regular and even levels, 25mm above adjoining paving or kerbs. Remove all visible weeds and large stones exceeding 50mm.

All new hedge plants will be 60/90cm bare rooted or pot grown, to be planted in pits 150mm wider and deeper than container or roots when fully spread. All pit bottoms to be broken up to a depth of 150mm, incorporating soil ameliorant at 50g/m² and well consolidated. All shrub planted areas to be mulched with Ornamental Grade Mulch (Melcourt, or equal approved) to a depth of 75mm and watered to soil field capacity.

Planting will be protected with shrub guards or spiral guards against deer and rabbits, and all guards and stakes and ties to be inspected regularly to ensure they are effective and removed after 3 years or when planting is fully established.

The swift nest boxes are proposed to be integrated on the proposed dayrooms. The locations of the proposed bird boxes are shown on the plan. The proposed nest boxes should require no management or maintenance. Prevention of physical disturbance of boxes will increase the chances of occupation by roosting birds. It is recommended that the boxes are inspected annually.

The hedgehog box and pathway aims to ensure good connectivity between the site and wider landscape for hedgehogs. The proposed hedgehog house should require no management or maintenance. Prevention of physical disturbance of the hedgehog house will increase the chances of occupation by hedgehogs. It is recommended that the hedgehogs houses are inspected annually.

Hard surfacing is as per the surface water drainage scheme, which is permeable paving through the form of 20mm gravel hardstanding.

External lighting comes pre-fixed to the mobile homes. This is shown on the attached plan and a diagram of such is shown below.



Condition 7 – Refuse Storage and Collection

Condition 7 of DC/24/1409 is set out below,

“Within three months of the date of this decision, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided within three months of the approval of these details and thereafter be retained for use at all times.”

Details submitted in support of the discharge of Condition 7

Refuse storage areas and a collection point are specified within the plan J004997-TD-01.

Condition 8 – Fire Hydrant

Condition 8 of DC/24/1409 is set out below,

“Within three months of the date of this decision a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.”

Details submitted in support of the discharge of Condition 8

The location of a fire hydrant is shown on the proposed plan J004997-TD-01. Installation shall accord entirely with BS 750 standards.

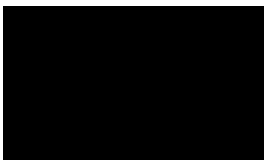
Conclusion

In summary, it is considered that the details submitted are acceptable. It is hereby requested that the appointed planning officer look favourably upon the submitted detail and permit the conditions to be discharged.

It should also be noted that the applicant remains content to discuss any amendments and alterations as may be required, but considers the details provided sufficient to discharge the condition. As such, whilst it requested that the details are looked upon favourably, should the LPA take a different view, the first port of call should be requests of amendment, as opposed to refusal of the details.

If you have any queries regarding the above, or require clarification on any matters please do not hesitate to contact me.

Yours sincerely,



Brian Woods
Chairman & Founder