Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0226
Parsons Field Stables , Pickhurst Lane, Pulborough, West Sussex, RH20 1DA

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3,5,6,7 and 10 to approved application DC/24/0256

RELEVANT PLANNING HISTORY:

DC/24/0256	Change of Use of land for the stationing of 2 additional static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.	Application Permitted on 05.06.2025

PLANNING ASSESSMENT
Planning Application DC/24/0256 was granted consent on 05.06.2025. This permission was for the following:

Change of Use of land for the stationing of 2 additional static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.

Consent is sought to discharge the details reserved by conditions 3,5,6,7 and 10.

Condition 3:

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

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).

Horsham Drainage provided a consultation response to Condition 3 as 'Satisfied' on 25/09/2025. However, after further information was submitted in relation to conditions 6 and 10, HDC Drainage raised concerns in relation to Condition 10 and Condition 6 which will have a negative impact on the Drainage Strategy. These are summarised as the following:

- The stable waste block was not included within the Drainage Strategy and as such, surface water runoff from this stable waste block has not been considered within the drainage strategy.
- The proposed location of the stable block is on top of the proposed location for the cesspool for the stables washdown area. This is not appropriate – there is concern here regarding accessibility to empty and maintain the cesspool, as well as the cumulative load bearing down onto it from the stable waste above. Should the cesspool be compromised, the resulting runoff from the stables washdown area may flow towards the ditch or into the permeable paving, resulting in contaminated water ultimately making its way into the ditch at the outfall location. This poses an environmental health concern regarding contamination to the resulting watercourse. I therefore recommend that the stable waste block be moved to a different location.

- I note that the proposed drainage layout plan stated *'Proposed cesspool for stables washdown. Subject to detailed design.'* It was believed by HDC Drainage that this information would be provided separately to discharge condition 10. It is crucial that the cesspool is sized appropriately and emptied frequently. Should the cesspool overflow, the resulting runoff from the stables washdown area may flow towards the ditch or into the permeable paving, resulting in contaminated water ultimately making its way into the ditch at the outfall location. This poses an environmental health concern regarding contamination to the resulting watercourse.
- The proposed location of the rainwater harvesting tank lies beneath the route which would be taken to empty waste into the stable waste block. The plans do not indicate the depth of the proposed rainwater harvesting tank nor plans to reinforce the surface above to stabilise the ground should a vehicle drive over, which may be the case to empty the stable waste storage block. I do NOT advise that vehicles are allowed to drive over the area of the rainwater harvesting tank, including those accessing the stable waste block. I therefore recommend that the stable waste block be moved to a different location.
- The proximity of the proposed cesspool to the rainwater harvesting tank has been highlighted as a concern by Environmental Health – please consult Environmental Health – a revision of the location of the rainwater harvesting tank may be necessary to put more distance between the rainwater harvesting tank and the cesspool.

The Drainage Officer also commented the following:

I would like to note an oversight on my part, which I did not address within the drainage response provided on 25/09/2025. The Drainage Proposals refer to a '*6,800 litres rainwater harvesting tank (SDS OSA) taking flows from stable roof to supply static homes…'* but no details were provided about connections between static homes to this system. Whilst I do not have concerns about the proposed rainwater harvesting system as such and acknowledge that connections may be made from static homes to the tank at a later date, ideally, we would have liked to see routes of connection provided. Information is lacking about the use of this water and the installation of the product/ connection points. The proprietary device manual provided within the 'Letter "prepared in response to Lead Local Flood Authority comments dated 09.04.2025"' is for a fully automated recycling system, which hasn't been demonstrated on the drainage strategy. Until the rainwater harvesting system is connected, the rainwater harvesting system will discharge water into the permeable paving once it has reached capacity, which is accounted for in the runoff calculations but it's not ideal. I do not believe this is grounds to refute the Drainage Comments provided 25/09/2025 but should a revised strategy be provided in light of comments above, HDC Drainage would like to see this information/ have the applicant acknowledge this concern.

In light of this information, it is recommended that the drainage strategy should not be discharged at this point and further consideration should be given to the location of the cesspool and stable waste.

Condition 5:

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.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015)

The submission includes a document entitled 'Condition no5' which includes a representative photo of the stable block and details of the materials. These are a corrugated roof sheeting, treated softwood horizontal timber cladding, facing brick plinth and vertical timber clad doors. The appearance and materials are typical of a stable building in a countryside location and visually acceptable. The requirements of the condition have been satisfied.

Condition 6:

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 new hedgerow to western boundary of entrance
(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.

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 submission includes a document entitled 'Condition No 6' Each element of the condition is considered below. The Council's landscape officer has also provided comments on the discharge of this condition, concluding that there is insufficient evidence to discharge this condition at this time. The Council's Ecologists agree that the condition should not be discharged at this stage. These comments are included in the consideration below

(a) Details of all existing trees and planting to be removed and retained

The submission states that no existing vegetation is to be removed. However, the native hedging is labelled as being in the position of an existing non native leylandii hedge. No information is provided on how this would be replaced or whether it is additional and the native hedgerow should be distinguished from the existing hedging.

(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

No quantities are provided on the planting schedule. Given the proximity to Ancient Woodland (AW), plant stock must be locally sourced from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information is therefore required. The use of appropriate plant stock is particularly important as Barbastelle bats may use this site for foraging and commuting. The site lies within the Key Conservation Area for The Mens Special Area of Conservation (SAC) and the Wider Conservation Area for Ebernoe Common SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol), for which the qualifying features are Barbastelle bat."

(c) Details of all hard surfacing materials and finishes

The submitted plan labelled 'condition 6' shows that the hardstanding would be MOT type 3. However the drainage strategy labels the hardstanding as type C permeable paving. It is unclear which is correct.

(d) Details of all boundary treatments including new hedgerow to western boundary of entrance

Post and rail fencing is proposed around the perimeter of the site, however we note that closeboard fencing and brick wall is existing as part of previous permissions. The plan needs to be updated to clearly indicate the sections of proposed fencing as part of the new permission as well as existing.

(e) Details of all external lighting

The lighting example is welcomed, however specification of the fixtures is required as well as information regarding motion/proximity sensors. Please refer to darksky.org for guidance.

It is therefore considered that more information and clarity is required to discharge this condition.

Condition 7:

Pre-Occupation Condition: No development shall commence until a lighting design scheme for biodiversity has been 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, Isolux drawings 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.

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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

An external lighting statement has been submitted. This states that no external lighting will be installed upon the western or southern faces of the stable building or the static caravans at any time other than the lights under the canopy overhang shown on the accompanying plans. 4 external wall lights will be installed on the eastern and northern faces of the static caravans respectively for security and safety purposes.

The light bulb used will be no more than 500 lumens and will have a temperature of no more than 2700K in line with ILP guidance. The light will be baffled to prevent light splash beyond horizontal as exampled in Figure 1.

The lighting example is welcomed, however specification of the fixtures is required as well as information regarding motion/proximity sensors. Please refer to darksky.org for guidance. It is therefore considered that more information is required to discharge this condition.

Condition 10:

Pre-Use Condition: The stables hereby permitted shall not be brought into use until details of the method for storage and disposal of stable waste have been submitted to and approved in writing by the Local Planning Authority. The approved method shall be fully implemented before the stables are brought into use and shall be maintained and operated in the approved manner thereafter.

Reason: In the interests of amenity and of preventing pollution and in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

A stable waste strategy has been submitted and the Council's Environmental Health Officer has considered this. The operational details for the stable waste provided in the report, if followed, seem to provide adequate control of the waste to prevent pollution of the ground and watercourses.

However, the EHO and drainage officer have identified a conflict from the drainage plan, in that the bunker is planned to be built on top of the cesspool which is to be used for storage of stable wash plus leachate from the stable waste bunker. In order for adequate access for maintenance and operation of this cesspool, we would recommend that either the cesspool or the bunker are moved so that they sit

adjacent but in/on separate ground. They should also be in a position which minimises the possibility of contamination of the surface water collection zone. In addition, and to facilitate this rearrangement, we recommend that the rainwater harvesting tank is moved away from this corner of the site to minimise contamination from pipe to pipe of the rainwater being harvested.

It is therefore considered that the method for storage and disposal of stable waste is not acceptable at this time and the condition should not be discharged.

Recommendation: Split Decision

Discharge Condition 5 ONLY

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/25/0226
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Materials & Finishes	Con 5	22.07.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Drainage Strategy	7554	22.07.2025
Plans		Con 6	22.07.2025
Plans	Light design scheme for biodiversity	Con 7	22.07.2025
Plans	Method for storage	Con 10	22.07.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 11.11.2025

Authorising Officer sign/initial Adrian Smith Date: 11/11/2025