



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0682

Taintfield Farm, Kings Lane, Cowfold, West Sussex,

DESCRIPTION:

Demolition of existing barn/stabling structures and mobile home, and the erection of a single storey ancillary dwelling to be used as a holiday let.

RELEVANT PLANNING HISTORY:

DC/25/0639	Continued use of land for open storage purposes.	Application Permitted on 12.06.2025
DC/26/0681	Conversion and change of use of an existing stable block to Class E(g)(i) office accommodation and conversion of a former storage barn for use as a garage	Under Consideration

DESCRIPTION OF THE SITE

The application site forms part of Taintfield Farm and is accessed from Kings Lane via a private driveway situated within a rural location outside any defined Built-Up Area Boundary. The site comprises a collection of agricultural and equestrian buildings associated with the former farmstead, including an existing mobile home, stable block and barn subject to this application. Taintfield Farmhouse is located within the wider site and the surrounding area is characterised by agricultural land, paddocks, woodland and dispersed rural development.

The stable block and storage barn are of a single storey nature and are positioned to the north of the former yard and are served by existing areas of hardstanding surrounding the building. The buildings are of a dilapidated appearance and have historically been used to serve the farm

Land immediately to the north of the application site benefits from temporary planning permission under application DC/25/0639 for the continued use of land for open storage purposes. Permission was granted for a temporary period expiring on 16 June 2027, upon which the storage use must cease and the land be restored to its former condition.

There is a Grade II listed building (Lydford Farmhouse) to the south of the application site and a PRoW to the east (approximately 60 metres away).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 40 - Sustainable Transport
Policy 41 - Parking

Cowfold Neighbourhood Plan (2025)

Policy 14 - Employment
Policy 16 - Car Parking Provision

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 31: Rural Economic Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection, conditions recommended.

OUTSIDE AGENCIES

Place Services Ecology Consultant: No Objection, subject to conditions.

The submitted emergence survey found no evidence of bats using the building proposed for demolition and concluded that bats are likely absent. However, as the building has some suitability for bats and bats are a mobile species, they recommend that demolition is undertaken in accordance with a precautionary biodiversity method statement and soft-strip approach.

The consultation response further supports the ecological mitigation measures identified within the submitted ecological appraisal, including the precautionary method statement for reptiles and other mobile protected and Priority species, including hedgehogs. Place Services advise that these measures should be secured by condition and implemented throughout the development.

Southern Water: No objections subject to a condition requiring approval of foul / surface water drainage disposal to be approved.

WSCC Highways: No Objection. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:

1 letter of Objection has been received from 1 address, objecting to the application on the following grounds:

- Ecological impacts, including potential effects on protected species, habitat loss, removal of hedgerows and wildflowers, and the adequacy of proposed mitigation and enhancement measures.
- Landscape character
- Management of roadside verges
- External lighting, and
- Potential amenity impacts associated with holiday-let use.

Parish Comments:

Cowfold Parish Council: Objection, outside boundary, loss of agricultural buildings and overdevelopment.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development and Use

Policy 11 of the HDPF outlines that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District.

In addition, Policy 10 of the HDPF supports sustainable rural economic development and enterprise within the District which maintain the quality and character of the area, whilst sustaining its varied and productive social and economic activity.

Policy 34 of the emerging Horsham District Local Plan states that outside settlement boundaries, proposals for tourist accommodation should seek to re-use existing buildings in the first instance, and demonstrate rural diversification and support rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside.

S4 of the NPPF states that development outside settlement boundaries should only be approved where such a location is necessary for rural businesses and services, including tourism.

The application site represents previously developed land associated with Taintfield Farm, which comprises a series of buildings of varying form and condition. The site is not though well related to neighbouring settlements and related services, with access requiring use of private vehicles for day-to-day activities. It is though considered that the development has potential to contribute toward the rural economy and some further benefit would derive from the replacement of the existing built-form with a more sensitive building. While likely access to a private car would be necessary this would not be uncommon for a holiday-let, and the site is well located for access onto the Public Right of Way network which would provide opportunities for informal recreation.

Policy 26 of the HDPF requires development outside built-up area boundaries to be essential to its countryside location and to meet one of the following criteria: -

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

The modest scale of the development and existing built form (to be removed) would not result in a significant increase in the overall level of activity in the countryside, with the proposed use contributing toward the sustainable development of this rural area. The proposal does not therefore raise any fundamental conflict with the above policy.

Overall, it is considered that the proposed holiday accommodation would contribute modestly towards the local visitor economy and accords with the objectives of Policies 10 and 11 which seek to support tourism and rural enterprise. The proposal is therefore considered acceptable in principle.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application site lies within the setting of the Grade II listed Lydford Farmhouse. The significance of the listed building derives principally from its age, architectural interest and historic agricultural associations.

The application site contains a number of dilapidated and visually poor-quality stable and barn structures together with a mobile home. These buildings make a limited contribution to the character

and appearance of the wider site, and their condition detracts from the quality of the farmstead environment. There is no objection to their removal.

The proposed replacement building would be of modest scale, positioned within the existing group of farm buildings, and would reflect the agricultural character traditionally associated with the site, comprising a simple barn-style appearance incorporating traditional materials including timber cladding, oak framing, brick detailing and a slate roof. The proposal would preserve the setting of neighbouring heritage assets and would be appropriate in relation to the immediate context and the wider countryside location. The visual impact of the proposal is considered acceptable and in accordance with the above policies.

Residential Amenity:

Policy 33 of the Horsham District Planning Framework requires development to respect the amenities of existing and future occupiers and to avoid unacceptable impacts arising from overlooking, loss of privacy, loss of light, overbearing impacts, noise and disturbance.

The application site occupies a discrete part of the wider Taintfield Farm holding and is surrounded by substantial areas of land associated with the farmstead. The nearest neighbouring residential properties are the host dwelling at Taintfield Farmhouse, Bankfield Grange to the north and Lydford Farmhouse to the south-west. The proposed holiday-let accommodation would remain well separated from all neighbouring dwellings and would be located within an established group of buildings associated with the wider farm complex. The modest scale and single-storey nature of the proposed building, together with the separation distances involved, would be sufficient to prevent any unacceptable impacts on neighbouring amenity, in accordance with the above policy.

Highways Impacts:

Policies 40 and 41 of the HDPF seek to ensure that development provides safe and suitable access arrangements and does not result in unacceptable impacts upon the operation of the highway network.

The proposal would utilise the existing vehicular access from Kings Lane and parking associated with the holiday-let would be accommodated on the existing hardstanding adjacent to the proposed building. There is no evidence to suggest the existing access arrangements are unsafe, with the scale and nature of the proposal not be expected to result in a material increase in traffic movements that would adversely affect highway safety or the operation of the local road network.

The Local Highway Authority has been consulted and raises no objection, concluding that the development would not have an unacceptable impact on highway safety and would not result in severe cumulative impacts on the operation of the highway network. There are considered to be no reasons to take a different view.

Ecology:

Policy 31 of the Horsham District Planning Framework requires development proposals to protect biodiversity and ecological interests and, where possible, secure ecological enhancements.

The submitted Bat Emergence Survey concluded that bats are likely absent from the building proposed for demolition, with the Council's Ecologist confirming that no further bat surveys are required. However, as the building displays some suitability for roosting bats and bats are a mobile species a condition is recommended to require a Precautionary Biodiversity Method Statement for demolition works.

The Preliminary Ecological Appraisal sets out precautionary measures for reptiles and other protected and priority species, including hedgehogs. These measures are considered necessary to minimise the risk of impacts to wildlife during demolition and construction works and would be secured by condition. Further conditions are also recommended to secure details of external lighting and for a biodiversity enhancement strategy.

It is considered that the approach set out above would be sufficient to ensure no adverse impacts arise on protected species or habitats, in accordance with the above policy.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and policy N6 of the NPPF.

Climate Change:

Policies 35, 36 and 37 of the Horsham District Planning Framework require that development mitigates and adapts to the impacts of climate change through measures including improved energy efficiency, reducing water consumption, promoting sustainable design and construction, and enhancing biodiversity. These policies reflect Policies CC2 and CC3 of the NPPF (2026) which seeks to support the transition to a low-carbon future.

The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Water consumption limited to no more than 110 litres per person per day.
- Integration of sustainable drainage measures, including permeable surfacing and soakaways, to manage surface water run-off.
- Dedicated refuse and recycling storage capacity.
- Opportunities for biodiversity gain through habitat enhancement and ecological mitigation measures.
- Air source heat pump providing low-carbon space heating and hot water.

The above measures are secured where necessary through condition, and this would ensure the development meets the above policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG).

The application is accompanied by a Biodiversity Net Gain Assessment and Metric prepared by Arun Ecology. The submitted assessment demonstrates that the development would deliver a 24.88% net gain in area habitat units, increasing the baseline habitat value from 0.03 habitat units to 0.04 habitat units, thereby exceeding the mandatory 10% Biodiversity Net Gain requirement. This would be secured through a BNG plan which would be required through condition.

Planning Balance and Conclusions:

The proposal is considered to support rural economic development within the District and contribute to the wider provision of tourist accommodation within the District. No concerns are raised in relation to amenity impact, design and appearance or water neutrality with the proposal acceptable in all other regards. This proposal is therefore recommended for approval subject to the conditions set out below.

Recommendation: Application Permitted

Conditions:

2. **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Pre-Commencement Condition:** No development shall take place (including any demolition, ground works, site clearance) until a Precautionary Biodiversity Method Statement for protected and Priority species (bats) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and s17 Crime & Disorder Act 1998.

4. **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 in consultation with Southern Water. 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).

5. **Pre-Commencement Condition:** The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
- (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, dies, is re-moved, 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 the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement (Slab Level) Condition:** No new build development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for protected, Priority and threatened 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) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under the biodiversity objectives of the NPPF and s40 of the NERC Act 2006 (as amended).

7. **Pre-Occupation Condition:** The development hereby permitted shall not 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 proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (b) Details of all hard surfacing materials and finishes
- (c) Details of all boundary treatments

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 (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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).

8. **Pre-Occupation Condition:** The development hereby permitted shall not be first occupied until a lighting design strategy for biodiversity, prepared in accordance with Guidance Note 08/23 (Institute of Lighting Professionals), has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of lighting layout plans, isolux contour plans, luminaire specifications, mounting heights, aiming angles, shielding measures, and lighting control strategies) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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. No other external lighting be installed without the prior express consent of the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

9. **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arun Ecology Ltd., June 2025) and the Bat Emergence Survey Report (Arun Ecology Ltd., September 2025).

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

10. **Regulatory Condition:** The vehicle parking spaces serving the development hereby permitted, as shown on the Location and Block Plan LB01 revC, shall be retained and kept available for that purpose at all times.

Reason: To ensure the continued availability of adequate parking provision in the interests of highway safety and convenience, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11. **Regulatory Condition:** The development hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

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).

12. **Regulatory Condition:** The new roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet and cut verges.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

13. **Regulatory Condition:** The new windows fitted in the building hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

14. **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

15. **Regulatory Condition:** The development hereby permitted shall be occupied and managed in accordance with the following:

- i) The accommodation shall be occupied for holiday and short-term let purposes only;
- ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
- iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- iv) The accommodation shall at all times be managed and supervised by the occupiers of Taintfield Farm
- v) The owners / operators shall maintain an up-to-date register of the names of all occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance and as the site is within a location where unrestricted occupation of a dwellinghouse would be contrary to Policies 3, 4 and 26 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

[Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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: DC/26/0682

(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
Elevation & Floor plan	Existing, dilapidated barn	EX01	27.04.2026

