



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0466

High Beech Farm, Hammerpond Road, Plummers Plain, West Sussex, RH13 6PE

DESCRIPTION:

Demolition of existing stables and erection of a new 'Livestock' barn, and construction of a new gravel road.

RELEVANT PLANNING HISTORY:

PE/25/0294	Replacement two-storey dwelling with ancillary buildings, and replacement of existing stable with livestock barn.	Pre-Application Advice Given on 04.02.2026
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DESCRIPTION OF THE SITE

The application site is located on the northern site of Hammerpond Road. The application site comprises of a derelict stable block. It is understood that the building forms part of an informal farmstead group which is surrounded by agricultural fields, hedgerows and mature vegetation. However, the site does not fall within a Conservation Area nor is the subject outbuilding listed. The application is situated within the rural countryside setting and outside defined settlement boundaries.

DESCRIPTION OF THE APPLICATION

The proposal seeks planning permission for the demolition of existing stables and erection of a new 'Livestock' barn, and construction of a new gravel road. The agricultural barn would measure 22m width x 4.5m depth. The proposed agricultural barn would have an eaves height of 2.25m and ridge height of 2.85m. The proposed roof would be metal profile with lower wall sections clad in profiled insulated composite panels finished in a light beige tone and the upper gable section finished in vertical timber cladding. The outbuilding would sit on a concrete slab foundation, with the wall panels raised slightly above ground level. The proposed new gravel road would be constructed from crushed MOT.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 10 - Rural Economic Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Lower Beeding Neighbourhood Plan 2014-2031 Referendum Plan Sept 2025

Policy 12 - Design

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

Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

Parish Design Statement:

None

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:

HDC Environmental Health: No Objection

09.04.2026: The additional information from the applicant has addressed my concerns regarding impacts. If its not appropriate to control the numbers then I have no other comments to make.

02.04.2026: The proposed barn is to be located close to the existing dwelling .

Livestock housing is not recommended to be located in close proximity to the residential proper-ties due to the issues of odour, noise and flies associated with the keeping of livestock. I note the application is intended to replace an existing building but the photographs provided do not show this building to be currently used for livestock housing.

As long as the barn and adjoining dwelling remain in the same ownership the proposed develop-ment is unlikely to result in complaints. However, should the house be sold separate to the use of the livestock barn then there will be a potential for impacts on the amenity of the future occupiers of the dwelling.

Please can the applicant provide further information on the arrangements for storage and removal of manure and soiled animal bedding.

Ecology Consultant: No ecological objection subject to attached conditions.

WSCC Highways: No Objection.

High Weald AONB: Not received.

PUBLIC CONSULTATIONS:

Representations:

1 no. letter for Support have been received from same addresses, supporting the application on the following grounds:

- The agricultural barn has been sized in relation to storing machinery and feed in addition to animal shelter.
- The footprint of the new building is the same as the existing structure that's being demolished. The height of the new barn will be 2m lower than the current building.
- The walls will be clad with timber slats and the roof structure to be green in colour which is a standard construction for agricultural buildings.
- The site is designated as a farm, which as proposed will contain an approved number of various animals, details of which have been submitted and in principle approved.
- The old barn was for Agricultural use and will now be demolished in favour of a modern design fit for use with modern day husbandry of the proposed livestock. Smaller than the earlier barn and away from being directly below the HV cables

Parish Comments:

Lower Beeding Parish Council: *Objection - The Parish Council made the following comments in objecting to this application. The scale of the proposed barn is not justified by the declared agricultural use, and is out of keeping with the site's rural location in the AONB.*

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:

The application site is located outside of the defined built-up area boundary and therefore falls within the countryside location. Policy 26 of the Horsham District Planning Framework (HDPF) relates to development outside of the built-up area, and states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition 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 proposal relates to the demolition of an existing derelict stable block and the construction of a new livestock agricultural barn. The agent's email received on 08th April 2026 confirmed that it is envisaged the proposed barn would accommodate 2 no. heifer Cows, 4 no. Sheep's and there would be provision to store machinery and feed. The proposed barn would be marginally larger than the existing stable block but it would be situated further west of the existing structure. The proposal would involve construction of an associated new internal gravel road but the access point would remain unchanged.

Policy 30 of the HDPF 2015 seeks to ensure that the natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

The application site falls within High Weald Area of Outstanding Natural Beauty. The proposal would involve replacing an existing derelict stable block building with a new livestock barn. The bulk, mass and scale of the replacement barn would be proportionate to the existing structure and would be situated within the footprint of an established residential curtilage. It is therefore viewed that the proposal would preserve the protected landscape of the High Weald AONB as the development would replace an existing outbuilding contained on an established curtilage rather than introducing isolated new development, in accordance with Policy 30.

In conclusion, the proposal would satisfy the requirements of the above policy by supporting the needs of agriculture and enable the sustainable development of the rural area. The replacement outbuilding would clearly be designed for its intended purpose as an agricultural building. The principal of the

proposal is therefore considered to be acceptable. The new gravel road to serve the building is also considered to be acceptable in principle.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

Policy 26 continues that outside built-up area boundaries, development should protect, and/or conserve, and/or enhance the key features and characteristics of the landscape character area in which it is located, including the development pattern of the area, its historic and ecological qualities, tranquillity and sensitivity to change; the pattern of woodlands, fields, hedgerows, trees and other features; and the landform of the area.

This type of agricultural building proposed is typically seen in a rural location. Therefore, the proposed agricultural building would be in keeping within the countryside setting. It is considered that the proposed agricultural building would be constructed of materials which would be typical for such a building. The proposal would sit within the context of the former stable block building, and it is considered that the proposal would not have any adverse impact on the character or appearance of the wider surrounding area. The proposed new gravel road would also be acceptable as it would serve the proposed barn building and would be constructed of appropriate materials. As such, the proposal is considered to be in accordance with the above policies and relevant sections of the NPPF.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Due to the remote location of the application site, the positioning as well as the layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users. The proposed barn would be served by the existing access located to the north from Hammerpond Road. It is acknowledged there are no changes proposed to this existing access. Following consultation with the Local Highway Authority, the proposed barn is not anticipated to result in any notable intensification of use of the access beyond that which could occur at present. Therefore, no highway objections have been raised.

Ecology:

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

Following consultation with the Council's Ecologist, it is considered that there is sufficient ecological information available to support determination of this application. The mitigation measures identified in the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), would be secured by a planning condition requiring the measures to be implemented in full. Also, the reasonable biodiversity enhancement measures would need to be outlined within a separate Biodiversity Enhancement Layout which would be secured by a planning condition. Any

external light would need to adhere to wildlife sensitive lighting design scheme based on Guidance Note: 08/23 (Institute of Lighting Professionals).

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 paragraph 193 of the NPPF.

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) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates a 10% net gain is achievable by way of onsite biodiversity gains.

Conclusions:

The proposal would accord with relevant local and national planning policies and is therefore recommended for approval.

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:** 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:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain; together with a timetable of its provision;
4. the management measures to maintain habitat identified in the HMMP for a period of 30 years from the completion of development;
5. the monitoring methodology and frequency in respect of the created and/or enhanced habitat(s); and
6. the contingencies and/or remedial actions necessary in response to common risks, and the trigger for these where the results of the monitoring show that the aims and objectives of the HMMP are not being met

has been submitted to, and approved in writing by, the local planning authority.

Thereafter, the created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

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).

- 4 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- 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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 5 **Pre-occupation Condition:** Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be 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 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. Under no circumstances should any other external lighting be installed without prior consent from 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).

- 6 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected and Priority species in Section 7.3.3 of the Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology Limited, March 2026), which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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).

- 7 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The building hereby permitted shall be used solely for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990, in connection with the smallholding at High Beech Farm, Hammerpond Road, Plummers Plain (as identified on the approved plans) and shall not be used for any other commercial trade or business nor as a separate living accommodation.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development unrelated to an essential rural activity would not normally be permitted.

- 9 **Regulatory Condition:** No external storage of any materials or waste shall take place at any time.

Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Note to Applicant - 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.

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/26/0466

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	BNG Metric	NONE	24.03.2026
Section plan	Typical Gravel Road Construction		07.04.2026
Section plan	Typical Gravel Road Construction		07.04.2026
Elevation & Floor plan	Existing elevation and floor plans	2773-PL-02	07.04.2026
Elevation & Floor plan	PROPOSED	25-31644 REV A	16.03.2026
Supporting Statement	PLANNING STATEMENT	NONE	16.03.2026
Photos		NONE	16.03.2026
Location & Site plan		2773-PL-01 REV B	07.04.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 18.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 19.05.2026