Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0823
Jessups Farm , Honeybridge Lane, Ashurst, West Sussex, BN44 3AW

DESCRIPTION:
Prior Notification for the change of use of an agricultural building to 3No. residential dwellings with associated operational development.

RELEVANT PLANNING HISTORY:

DC/23/1516	Application to confirm the north and south barns have existed and have been built and used continuously for agricultural purposes for a period in excess of four (4) years. (Lawful Development Certificate - Existing)	Application Refused on 14.03.2024
DC/23/1662	Application to confirm the use of a former farm building as a self-contained residential dwelling began more than four years before the date of this application (Lawful Development Certificate - Existing)	Application Permitted on 14.03.2024
DC/23/1679	Application to confirm the continued use of mobile home as residential dwelling for over 10 years (Certificate Existing Lawful Development)	Application Permitted on 14.03.2024
DC/23/1707	Application to confirm the completion of the ground floor infill extension on the dwelling known as Farm Lodge in February 2012 (Lawful Development Certificate - Existing)	Application Permitted on 14.03.2024
DC/23/1772	Erection of an agricultural building (Retrospective)	Application Refused on 15.03.2024
DC/24/1407	Prior Notification for the Change of Use of Agricultural Buildings to B8 Storage use.	Prior Approval Required and PERMITTED on 06.11.2024
DC/25/0167	Application to confirm the substantial completion of building works for building identified as West Barn on a date four years previous (Lawful Development Certificate Existing)	Application Permitted on 07.04.2025

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to form to 3No. residential dwellings with associated operational development.

The applicant has indicated on the submitted application form that they wish the Prior approval to be assessed under the permitted development rights as it stood prior to 21 May 2024. The application was received before 20th May 2025 and has been assessed under the Regulations before they changed as requested.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection

Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

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: Comment

The application proposes to introduce a dwelling in immediate proximity to a yard and large outbuildings still in agricultural or commercial use. There is no restriction to prevent buildings in the vicinity of the proposed dwelling being used more intensely than at present. Such an intensification in activity could generate noise and disturbance that may adversely impact the amenity of the proposed dwelling.

Further information is required from the applicant to demonstrate that the uses of these buildings and associated activities will not adversely impact the amenity of the occupiers of the proposed dwelling.

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery, equipment, fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings. In accordance with the recommendations of the Planning Practice Guidance, information is required on these matters and and a preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the development.

WSCC Highways: Advice

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from agricultural to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The current proposal seeks prior approval for the change of use from agricultural building to three residential dwellings. Access onto the publicly maintained highway is at the junction with Honeybridge Lane, a C-classified road subject to national speed limit in this location. Private access tracks link the maintained highway to the application site.

From inspection of WSCC mapping, there are no apparent visibility issues at the junction onto Honeybridge Lane. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded injury accidents within the vicinity of the junction. Therefore, there is no evidence to suggest the junction at Honeybridge Lane is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of current use.

The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require six car parking spaces. From inspection of the plans, there appears to be sufficient space within the site curtilage for this parking demand to be accommodated. There also appears to be suitable space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear.

The applicant should consider including details of secure and covered cycle storage to make travelling around the local area more viable and sustainable. However, the roads connecting to larger urban areas tend to be relatively narrow and unlit, appealing more to experienced and confident cyclists.

In summary, the movements associated with agriculture have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. Consequently, no highway concerns would be raised.

Parish Comments:

None received

Representations:

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

The main issue is whether prior approval is required for the proposed change of use and conversion of the existing agricultural building to provide a single dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development
Q. Development consisting of—

(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development not permitted

Q.1 Development is not permitted by Class Q if—

(a) the site was not used solely for an agricultural use as part of an established agricultural unit—
- **(i) on 20th March 2013, or**
- **(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or**
- **(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;**

Paragraph X of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('interpretation of Part 3') states that 'agricultural building' means a building used for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouses, and 'agriculture use' refers to such uses.'

Section 336(1) of the Town and Country Planning Act 1990 states that 'agriculture' includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where the use is ancillary to the farming of land for other agricultural purposes, and 'agricultural' shall be construed accordingly.

The application site forms part of Jessups Farm which historically operated breeding pigs, beef, poultry and producing eggs. Jessups Farm partnership was previously Jessups Farm, Field Farm and Sands Farm and previously ran the Brighton Farmers Market. Jessups Farm had a large farm sale in 2011 and most of the herds and stock were sold off in 2011/2012. Field farm was sold off in 2017/18, Sands Farm was sold in 2020/21. The farmers market was then closed before the farm sales as the local food supply from farmers had diminished and the market changed.

The building and washroom have been historically used for agricultural purposes relating to Jessups Farm but have more recently been used just for the storage of the owners' belongings following the sale of Sands Farm and Field Farm. The north and south barn have a lawful permission to convert to B8 use and from various site visits since 2023, the building appears to be in a non- agricultural storage use. The west barn is used for the storage of the applicant's land management machinery. The other buildings to the east of site have a lawful residential use.

No planning history relates to the south barn. As such a Certificate of Lawfulness was sought for the existence and use of the barns for agricultural purposes under planning reference DC/23/1516. The Council considered that it could not be demonstrated that the north and south barns have been used for agricultural purposes for a continuous period in excess of 4 years immediately prior to the date of this application.

The south barn was clearly visible on the site from at least 2001 when it was the only large barn on the site. It is said to have been previously used as the cattle building. It is only in recent years following the sale of part of the farm with the cattle that they have been used for the storage of the applicants' non-farming paraphernalia. In line with the prior approval under Class R (that was recently approved under DC/24/1407), it is evident from planning history that the livestock farm operated until 2011 until the livestock were sold. There is no evidence to suggest that there was a different use on site between the livestock being sold and 20 March 2013 such that the last use before this date was agriculture. The barn proposed for conversion would therefore be in accordance with Class Q.1(a).

b) in the case of—
- **(i) a larger dwellinghouse, within an established agricultural unit—**
  - **(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or**
  - **(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;**

The proposal includes one larger dwelling. This would measure 383.7 square metres GIA. The proposal is considered to meet the requirements of (b)

(c) in the case of—
- **(i) a smaller dwellinghouse, within an established agricultural unit—**
  - **(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or**

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

The proposal includes two smaller houses with a GIA of 89.2 square metres each.

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—
(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

The proposal is considered to meet the requirements (d).

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

The proposal is considered to meet the requirements of (e).

(f) less than 1 year before the date development begins—
(i) an agricultural tenancy over the site has been terminated, and
(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

n/a

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—
(i) since 20th March 2013; or
(ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

None

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;";

The development would not result in any extension beyond the external dimensions of the building.

(i) the development under Class Q(b) would consist of building operations other than—
(i) the installation or replacement of—
(aa) windows, doors, roofs, or exterior walls, or
(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and
(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

Paragraph 105 of the Planning Practice Guidance in relation to building operations states the following:

'Building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted. The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these

building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right.'

A structural survey report has been submitted in support of this application dated April 2025. This confirms that the building is in good structural order and could be converted to residential with minimal 'reasonably necessary' insulation and new roof materials.

(j) the site is on article 2(3) land;

The site is not on article 2(3) land.

(k) the site is, or forms part of—
(i) a site of special scientific interest;
(ii) a safety hazard area;
(iii) a military explosives storage area;

The site is not within any of these areas.

(l) the site is, or contains, a scheduled monument; or

The site is not and does not contain a scheduled monument.

(m) the building is a listed building

The building is not a listed building

Conditions
Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

The GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The current proposal seeks prior approval for the change of use from agricultural building to three residential dwellings. Access onto the publicly maintained highway is at the junction with Honeybridge Lane, a C-classified road subject to national speed limit in this location. Private access tracks link the maintained highway to the application site.

From inspection of WSCC mapping, there are no apparent visibility issues at the junction onto Honeybridge Lane. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded injury accidents within the vicinity of the junction. Therefore, there is no evidence to suggest the junction at Honeybridge Lane is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of current use.

The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require six car parking spaces. From inspection of the plans, there appears to be sufficient space

within the site curtilage for this parking demand to be accommodated. There also appears to be suitable space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear.

(b) noise impacts of the development,

Paragraph 187 of the National Planning Policy Framework (NPPF) requires development to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 198 of the NPPF states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

The site has permitted storage use for both this barn and the north barn. It is generally considered that a B8 storage use would be compatible with a residential use, particularly as an hours of working/ delivery condition has been imposed. Under Class R, the use can be changed within the 'flexible uses' set out in the regulations. These include B2, B8, C1, E and F2 which may have an impact on residential dwellings nearby. However Prior Approval would be required, and at this point the LPA could consider the transport and highways risks and potential noise impact of the proposed alternative use.

(c) Contamination risks on the site,

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.

It is considered that the requirement of a more detailed survey across the site, prior to commencement could be secured via condition. This is acceptable in relation to contamination in this instance as the survey would be within the red line boundary (making it securable by condition) and will determine the remedial work requirements for the development.

(d) flooding risks on the site,

The site lies outside of any designated Flood Zone.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and

Paragraph 109 of the Planning Practice Guidance states that *"Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable".*

The building immediately to the north now benefits from Prior Approval for a change of use to a storage use which I believe has been implemented. This is considered to result in a use that is compatible with residential uses, due to the low intensity nature of the use, and the lack of industrial noise and disturbance that would be associated with a storage use.

The West Barn is a lawful structure (confirmed under DC/25/0167) but was confirmed as being built after the agricultural use of the wider site ceased. Although it is stated in the planning statement that the west barn is used for the storage of agricultural machinery this is considered to be for 'land management' rather than agricultural activities. There is not considered to be enough evidence to demonstrate that the building has been used for agricultural purposes and the certificate was only granted for the 'substantial completion of building works' rather than any lawful use of the building. Some concern would be raised as to the potential for the future occupiers of the dwelling to be adversely impacted by the unknown activities in the West Barn, by reason of potential noise and general disturbance. However, as no lawful use appears to have been demonstrated, a planning application would be required to determine the use of the building, and it would be at that point that the LPA could consider whether it would be appropriate in light of residential development close by.

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The design of the external appearance of the building is considered to retain the simple agricultural form of the building and the materials proposed will reflect the historic use of the site. The proposal includes limited additional windows and doors (whilst enough to maintain adequate light to the rooms)

Water Neutrality

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

'Subject to the provisions of this of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.'

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that *'it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which –*

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority).'

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

On this basis, an application under Section 77 of the Conservation of Habitats and Species Regulations 2017 would be required to be submitted, and development subject of this Prior Approval application cannot be carried out until a decision of such application has been made.

Conclusion

The proposal has been assessed against all relevant conditions, limitations and restrictions of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). For the reasons discussed in detail above it is considered that the proposal would comply with all relevant limitations of Class Q, with the effects of the proposed change of use considered acceptable in relation to the prior-approval matters set out under paragraph Q.2(1). It is, therefore, recommended that prior approval be granted, subject to the conditions listed below

Recommendation: Prior Approval Required and PERMITTED

Conditions:

1 **Pre-commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

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(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

2. **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).

3 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition 1 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: No works relating to the construction of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The Applicant is advised that Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

'Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.'

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that *'it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which –*

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority).'

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

In order to demonstrate water neutrality, an application under Section 77 of the Conservation of Habitats and Species Regulations 2017 would be required to be submitted, and development subject of this Prior Approval application could not be carried out until a decision of such application has been made. Further details can be found through:-

https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservation-of-habitats-and-species-regulations

Bats

The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, tel: 0345 1300 228, email: equiries@bats.org.uk, web: http://www.bats.org.uk/

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/25/0823
(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
Location plan	Location Plan	002	15.05.2025
Block plan	Block Plan Proposed	003	15.05.2025
Elevation & Floor plan		NONE	15.05.2025
Elevation plan		5	15.05.2025
Elevation & Floor plan		NONE	15.05.2025
Floor plan		3	15.05.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 9/7/25

Authorising Officer sign/initial Tamara Dale Date: 9/7/25