



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0187

The Blue Ship, The Haven, Billingshurst, West Sussex, RH14 9BS

DESCRIPTION:

Conversion of stable into a 1 bed holiday unit with associated works. (Full Application).

RELEVANT PLANNING HISTORY:

DC/26/0188	Conversion of stable into a 1 bed holiday unit with associated works. (Listed Building Consent).	Pending
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DESCRIPTION OF THE SITE

The application site lies to the north of the road and consists of an old stable building in slight disrepair, The Blue Ship pub and The Blue Ship campsite. The stable has a double-storey, gable-fronted central bay, with a taking-in door to a hay loft and a two-part stable door beneath. The central bay is flanked by single-storey bays, with a broad carriage door to the south side and a single plank-and-batten door to the north. There is an area of parking in advance of the pub for customers and a vehicular access to the east of The Blue ship to serve the visitors of the campsite. At the time of the site visit the building was used for storage and to keep a pig. The stable building is part of the listed building (The Blue Ship is Grade II listed). Within the official listing, the stable block is noted to have been completed approximately between 1884 and 1891.

DESCRIPTION OF THE APPLICATION

The application seeks to convert the existing building into a 1 bed holiday let in association with The Blue Ship pub. In terms of change of appearance, the alterations would include changes to fenestration. The rear elevation would see the installation of two rooflights bifold doors, one side elevation would incorporate a flue in the roof slope and the front elevation would incorporate the installation of 3 windows, 2 rooflights and one door.

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 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 30 - Protected Landscapes

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 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities
- Policy 43 - Community Facilities, Leisure and Recreation

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

- Strategic Policy 1: Sustainable Development
- Strategic Policy 2: Development Hierarchy
- 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 10: Flooding
- Strategic Policy 11: Environmental Protection
- 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 25: Parking
- Strategic Policy 27: Inclusive Communities, Health and Wellbeing
- Policy 28: Community Facilities, Leisure and Recreation
- Policy 31: Rural Economic Development
- Strategic Policy 34: Tourism Facilities and Visitor Accommodation

Supplementary Planning Guidance:

- Planning Obligations and Affordable Housing SPD (2017)
- Community Infrastructure Levy (CIL) Charging Schedule (2017)

Rudgwick Neighbourhood Plan (2021)

Planning Advice Notes:

- Facilitating Appropriate Development
- Biodiversity and Green Infrastructure

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:

Environmental health: No comments to make

HDC Conservation Officer: No objections subject to conditions

The stable building is an important part of the listed building and reinforces the historic interest of this rural public house. The building is currently under used and at risk of continued deterioration. The proposed conversion preserves the building's historic interest whilst creating a future use that will ensure continued maintenance and repair.

Southern water: General advice for applicant to follow Building regulations

Ecology: No objection subject to conditions

We support the non-licensed Precautionary Method Statement for bats in Section 4.3 of the Preliminary Roost Assessment, Bat Emergence Survey, BNG Review (Ecology Partnership, September 2025), which should be secured by a condition of any consent and implemented in full.

Natural England: Standing advice

WSCC Highways: No objection

The site is currently used as a garage and store ancillary to the existing public house use on site, and benefits from an existing access onto the public highway. The existing access is not anticipated to be altered and one parking space will be provided on the site frontage. The parking provision is considered to be sufficient for the holiday let use. A turn on site would be preferred, however considering the site constraints, this is not possible. The LHA acknowledge that the existing use operates without evidence of highway safety concern.

PUBLIC CONSULTATIONS:

Representations:

13 x letters for Support have been received from 12 addresses, supporting the application on the following grounds:

- Sympathetic to the surrounding area
- Good use of a redundant building
- Supports the viability of the pub
- Too many pubs closing down nationally
- Supports tourism and brings people into the local area

2 neutral comment:

- Would like to see the use of the building tied to the business

Parish Comments:

Rudgwick Parish Council: No objection subject to conditions

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:

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.

In this instance, the application site lies within the countryside and so Policy 26 of the Horsham District Planning Framework (2015) is relevant for consideration. This requires development outside the built-up area boundaries to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must 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 this proposed development, being the sympathetic conversion of an existing appropriately sited building, would not be expected to have a significant increase in the overall level of activity in the countryside and there is considered to be no harmful conflict with Policy 26 of the HDPF.

The site is remote, though has easy access to nearby PRoW networks, thus the proposal is located within a suitably located building which is appropriate for conversion for a holiday let use. A condition limiting the use to a holiday let and rather than a residential use will ensure that the proposal continues to comply with Policy 10 in perpetuity.

As the proposed development would contribute to the sustainable development of this rural area, by contributing to the local economy and would be a modest scale of development it would not be expected to have a significant increase in the overall level of activity in the countryside, there is considered to be no harmful conflict with Policy 26 of the HDPF.

The Council acknowledges that there is an ongoing need to enhance the rural economy, and this includes maximising visitor spending through tourism across the District. The principle of development is therefore considered to be acceptable subject to all other material considerations. It should be noted that the impact on the Listed building is considered separately under the Listed building consent application.

Design, Appearance and Heritage:

Policy 25 of the HDPF requires development to protect, conserve and enhance the landscape and townscape characters across the District, taking account of settlement characteristics and settlement separation.

Policies 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

No external alterations are proposed, other than to the windows and the addition of rooflights. The building would remain of a subservient appearance to The Blue Ship pub.

The building is located in close proximity to the pub and is read within this existing context. The alterations to the use of the building would not detract from its informal rural appearance. Its scale, form and siting are consistent with typical stable buildings. Whilst the proposed development is in close proximity from the streetscene, it would not introduce new built form and would not appear overly prominent or excessive.

The Council's heritage officer has been consulted as part of the application and has no objections to the proposed development subject to the implementation of conditions. It is considered that the building is more likely to be maintained in the proposed use than the existing. Furthermore, the economic income received would support the existing use and maintenance of the application site as a whole which includes The Blue Ship pub itself.

Subject to suitably worded conditions, there are no objections to the proposal in light of policies 25, 32, 33 or 34 of the HDPF.

Residential Amenity:

Policy 33(2) of the HDPF states that development should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities of surrounding development.

The site is relatively isolated. The proposal may result in some perceived sense of an increase in activity to and from the site, as the holiday let will bring more occupants to the wider site. The proposal is not though anticipated to generate an unacceptable level of trips, and given the site already includes a campsite and a public house, the use of the site is not anticipated to result in undue disturbance.

With the above in mind, the proposal is not considered to result in unacceptable amenity impacts, and is thus considered in accordance with HDPF Policy 33(2) in this regard.

Highways Impacts:

Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district.

Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured

elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

No alterations to the existing access are proposed. There is an existing area of hardstanding sufficient to account for the development immediately in advance of the building. Due to the scale of development which is a one bedroom holiday, the proposal would not result in a material intensification of use of the existing access.

There are no objections to the development in light of policies 40 and 41 of the HDPF.

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.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposal involves the re-use of an existing building rather than new build development, which reduces embodied carbon and resource use. The scale of the development is modest and does not give rise to significant energy demands beyond those typical of small rural enterprises.

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

- Water consumption limited to 110 litres per person per day
- Cycle parking facilities

The proposal is therefore considered acceptable in climate change terms.

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 and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

The proposal includes the conversion of an existing residential building and no new floorspace or buildings. The applicant has submitted a Preliminary Roost Assessment in support of the application. From a review of the supporting information, no further surveys are required. Place services Ecology have been consulted as part of the application and have no objections to the development subject to precautionary working methods, which have been recommended within the Preliminary roost assessment.

The application site is within a red zone for the Great Crested Newt, however there is low risk to great crested newts and/or their habitats arising from the development. Given the red Impact Risk Zone, as modelled by district licence mapping, an informative should be attached to planning consent to remind the applicant of their duty under the Conservation of Habitats and Species Regulations 2017. Overall, there are no objections to the proposal in light of Policy 31 of the HDPF.

Conclusions:

The proposed use for holiday-let accommodation 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. 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 relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
- Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect to the appearance and fabric of historic and architectural features including roof junctions at ridge, verges and eaves.

Reason: As this matter is fundamental 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).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No holiday let shall commence until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The flue hereby permitted shall be finished in a dark, matt coating. No additional plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

- 6 **Regulatory Condition:** The new windows and doors fitted in the building hereby permitted shall be timber. The window casements shall be flush fitted with their frames.

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).

- 7 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

- 8 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

- 9 **Regulatory Condition:** The vehicle parking spaces serving the development hereby permitted, as shown on the Proposed Site Plan, 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).

- 10 **Regulatory Condition:** The residential accommodation hereby permitted shall be occupied and managed in accordance with the following: -
- The accommodation shall be occupied for holiday and short-term let purposes only;
 - The accommodation shall not be occupied as a person's sole, or main place of residence;
 - The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;

The accommodation shall at all times be managed and supervised by The Blue Ship';
The owners / operators shall maintain an up-to-date register of the names of all owners / 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 with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The holiday accommodation 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:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment, Bat Emergence Survey, BNG Review (Ecology Partnership, September 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in Section 4.3 of the Preliminary Roost Assessment, Bat Emergence Survey, BNG Review (Ecology Partnership, September 2025), Section 4.2, which avoids impacts on European 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).

NOTE TO APPLICANT

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Additionally, all works shall be carried out in accordance with the following measures:

- Any trenches left overnight should be covered or provided with ramps to great crested newts from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter

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.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/26/0187

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Location and existing block, ground floor, first floor and elevations	EA0204/PL1	03.02.2026
Plans	Proposed block, ground floor, first floor and elevations	EA0204/PL2	03.02.2026
Design & Access Statement	and heritage	260-07-30 REV 2	03.02.2026
Supporting Statement	Bat emergence survey	NONE	03.02.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 14.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.04.2026