



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0388

Moatfield Farm, Kings Lane, Cowfold, West Sussex, RH13 8BD

DESCRIPTION:

Demolition of existing agricultural barns and erection of 1no. dwelling, detached annex and garage, provision of on-site car parking, cycle storage and landscaping.

RELEVANT PLANNING HISTORY:

DC/21/0699	Conversion of 2no agricultural buildings to form 2no dwellings.	Application	Permitted	on
		13.07.2021		
DC/21/2677	Erection of an indoor riding arena and erection of a stable building containing six stables with associated feed room, tack room/rug store, hotwash and solarium, and use of associated land for equestrian purposes.	Application	Permitted	on
		31.05.2023		
DC/23/1344	To remove an overhead span of HV line and place 2 terminal poles and feed underground cable between them	NO OBJECT	Overhead Line	on
		on 15.08.2023		
DC/23/1332	Demolition of 2 existing sheds and construction of a single storey detached garage/home office/gym.	Application	Permitted	on
		29.09.2023		
DC/23/2270	Demolition of 2No existing sheds and erection of a single storey detached garage/home office/gym.	Application	Permitted	on
		23.02.2024		
DC/24/0497	Conversion of 2no agricultural buildings to form 2no dwellings.	Application	Refused	on
		26.07.2024		
DC/25/0307	Prior notification for the conversion of two agricultural buildings into two dwellings (Class Use C3).	Prior Approval Required and		
		PERMITTED on 23.04.2025		
HRA/25/0011	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to the submitted Prior Approval application DC/25/0307	Application	Permitted	on
		19.11.2025		

DESCRIPTION OF THE SITE

The application site forms part of Moatfield Farm and is located to the east of Moatfield Lane, a private road accessed from Kings Lane, Cowfold. The site lies within a rural countryside location outside of any defined Built-Up Area Boundary and comprises brownfield land currently occupied by two modern agricultural buildings, formerly used as a cowshed and hay barn. The site is generally enclosed by mature hedgerows to the west and north, with open agricultural fields extending to the east and south. An early mature oak tree is located adjacent to the site entrance and represents a significant landscape feature. Access is gained via an existing gated access from Moatfield Lane. Surrounding development is sparse and consists primarily of agricultural land, farm buildings, equestrian uses and scattered rural dwellings. A Grade II listed farmhouse and associated historic farm buildings are located to the west of the site, although separated by intervening buildings, vegetation and distance. The site benefits from an extant Prior Approval permission under Class Q (DC/25/0307) for the conversion of the two existing agricultural buildings into two dwellings.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the demolition of the existing agricultural barns and the erection of a single storey detached dwelling together with a detached annexe incorporating a garage, associated parking, cycle storage, landscaping and ancillary works. The proposed dwelling would provide four bedrooms and be arranged around a courtyard layout. The principal dwelling would have a gross internal floor area of approximately 374.9sqm, with the detached annexe providing a further 81.9sqm and the garage/bin store providing 49.4sqm, resulting in a total floor area of approximately 506.2sqm. The proposed development has been designed as a contemporary interpretation of traditional agricultural buildings and occupies a reduced footprint and volume compared to the fallback Class Q scheme. The buildings would be positioned more centrally within the site, away from site boundaries, with associated landscaping enhancements proposed throughout the site.

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 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

Cowfold Neighbourhood Plan:

The Cowfold Neighbourhood Plan was formally made on 08 October 2025.

Policy 9: Residential Development Principles
Policy 16: Car Parking Provision

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.

Supplementary Planning Guidance:

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

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:

HDC Arboricultural Officer: No Objection - The early mature oak adjacent to the access drive is the principal arboricultural feature on site, being of fair form and condition with good future potential and making a significant contribution to the rural landscape due to its size and prominence. Despite some ground compaction from existing use, the tree appears to be in good health. The submitted tree survey and Arboricultural Impact Assessment are considered adequate in assessing potential impacts. Should the development be approved, the use of appropriate tree protection measures, careful demolition and removal of existing structures, and the installation of "no-dig" surfacing will be essential to safeguard the long-term health and retention of the tree.

HDC Conservation: No Objection - I am satisfied the proposed dwelling will be sufficiently distant from the listed building and historic farm buildings that it will not harm the setting of the listed building. I suggest a condition requiring all materials stated to be used on the elevation drawings to be used in the construction unless otherwise approved.

HDC Drainage Engineer: Comment - HDC Drainage require more information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

HDC Landscape Architect: No Objection - Having regard to the extant permission and fallback position under DC/25/0307, no landscape objection is raised to the proposed development in principle. The scheme is considered to respond sensitively to its countryside setting in terms of scale, massing, and use of appropriate external materials, thereby reducing potential landscape and visual impacts when compared to the fallback scenario. The siting of the buildings away from existing hedgerow H2 and nearby public rights of way is also welcomed. However, should the application be approved, it is recommended that a detailed landscape scheme or strategy be secured by condition to deliver further enhancements, including strengthened boundary treatments with native hedgerow planting, additional trees, and potential creation of a landscape corridor linking to adjacent woodland along the southern boundary to better integrate the development into its rural context.

Ecology Consultant: No Objection - The Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, November 2025) has been reviewed and provides sufficient information to assess the ecological impacts of the proposal. Buildings B1 and B2 have negligible bat roost potential, and key trees will be retained, although precautionary mitigation for bats is supported due to the proximity of works to an early mature oak. Precautionary measures for reptiles and mobile species, including hedgehogs, are also supported, and all mitigation measures should be secured by condition and fully implemented. Subject to this, there are no ecological objections (excluding Great Crested Newts, which are being considered separately). A wildlife-friendly lighting strategy is required to minimise disturbance to bats, and biodiversity enhancement measures should be secured through a Biodiversity Enhancement Layout to ensure compliance with national policy and statutory duties. Overall, with appropriate conditions in place, the development is considered acceptable in ecological terms.

Nature Space: No Objection/Advice - The proposal has been reviewed alongside the previous application (DC/23/2270), noting that the current scheme involves a greater scale of development and includes the removal of scrub and grassland habitats that provide suitable terrestrial habitat for great crested newts (GCN). A nearby pond within 20m of the site has not been surveyed and, although

assigned a poor Habitat Suitability Index, this appears to rely on unconfirmed assumptions regarding fish presence. The surrounding area contains additional waterbodies and falls within a red impact risk zone, indicating a high likelihood of GCN presence. While the scale of habitat loss is relatively limited and a Reasonable Avoidance Measures approach is considered acceptable, it is recommended that mitigation measures outlined in the PEA such as ecological supervision, staged clearance, and cessation of works if GCN are encountered are secured by condition. However, this approach carries some risk, and the applicant is advised that opting into the District Licensing Scheme would provide full legal cover and remove the risk of delays should GCN be found on site.

Southern Water: Comment – Standard informative received

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

PUBLIC CONSULTATIONS:

Representations:

None Received

Parish Comments:

Cowfold Parish Council: Objection - Councillors discussed the application but objected unanimously for the following reasons:

- Outside Boundary
- Loss of use of agricultural buildings
- Overdevelopment

Shermanbury Parish Council – No Objection

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 site lies within the countryside where Policy 26 of the Horsham District Planning Framework seeks to protect the character and function of rural areas by restricting development to that which requires a countryside location or otherwise accords with development plan policies. However, the site benefits from an extant fallback position through Prior Approval reference DC/25/0307, which permits the conversion of the two existing agricultural buildings into two residential dwellings under Class Q of the General Permitted Development Order. This represents a material planning consideration and establishes that the site can lawfully accommodate residential development.

The proposed development would replace the two approved dwellings with a single dwelling and detached annexe. Whilst the proposal would involve the demolition of the existing barns rather than their conversion, it would result in a reduced overall quantum of residential development compared to the fallback scheme, with a reduction in built volume, floor area and residential intensity. The proposal would utilise previously developed land and would not result in any encroachment into the wider countryside beyond that already associated with the approved residential curtilages.

In addition, the Council is currently unable to demonstrate a five-year supply of deliverable housing sites and therefore the presumption in favour of sustainable development set out in paragraph 11(d) of the NPPF applies. In this instance, significant weight is afforded to the extant Class Q permission and the established residential fallback position. Taking these factors into account, the principle of residential development on the site is considered acceptable and accords with Policies 1, 26 and 33 of the HDPF and the objectives of the NPPF.

Design and Appearance:

Policies 32 of the HDPF require development to achieve a high standard of design, respond positively to its context, and protect the character of the surrounding area. Paragraphs 135 and 139 of the NPPF further require development to be visually attractive, sympathetic to local character, and appropriate in terms of scale, massing and appearance.

Policy 32 of the HDPF requires development to achieve a high standard of design that responds positively to local character. The proposal has been carefully designed to reflect the simple form and agricultural character of the existing barns while introducing a high-quality contemporary architectural approach. The proposed dwelling and annexe comprise simple pitched roof forms with a restrained palette of materials that draw reference from traditional agricultural buildings.

The submitted Design and Access Statement demonstrates that the proposed development would occupy a smaller overall volume than both the existing barns and the approved fallback scheme. The buildings have been repositioned centrally within the site, increasing separation from site boundaries and neighbouring properties whilst reducing their visual prominence within the landscape. The Landscape Architect has confirmed that the proposal represents an improvement over the approved fallback scheme in terms of landscape and visual impact.

The Conservation Officer has raised no objection and is satisfied that the proposal would preserve the setting of the nearby listed building and associated historic farmstead. Subject to conditions securing external materials, the proposal is considered to achieve a high-quality design which responds appropriately to its rural setting and accords with Policies 32, 33 and 34 of the HDPF and Sections 12 and 16 of the NPPF.

Trees and Landscaping:

Policy 33 of the HDPF requires development to protect important landscape features and provide appropriate landscaping. The principal arboricultural feature on the site is the early mature oak tree adjacent to the site access. The Council's Arboricultural Officer raises no objection and confirms that the submitted Arboricultural Impact Assessment adequately assesses the likely impacts of the development.

The proposal has been designed to retain the oak tree together with existing boundary vegetation. Appropriate tree protection measures, including protective fencing and no-dig construction techniques, can be secured through planning conditions. The Council's Landscape Architect has also confirmed that the proposal is acceptable in landscape terms and recommends additional native tree and hedgerow planting to further integrate the development into the countryside setting.

Subject to conditions securing a detailed landscaping scheme and tree protection measures, the proposal would safeguard existing landscape features and provide opportunities for landscape enhancement in accordance with Policies 25, 31 and 33 of the HDPF.

Residential Amenity:

Policies 32 and 33 of the HDPF require development to safeguard the amenities of neighbouring occupiers. The site occupies a relatively isolated rural position and benefits from substantial separation distances from neighbouring residential properties. The proposed dwelling has been positioned centrally within the site and further away from neighbouring boundaries than the approved fallback development.

Given the scale of separation, existing vegetation and orientation of the development, the proposal would not result in any material overlooking, loss of privacy, overshadowing or overbearing impacts upon neighbouring occupiers. The reduction from two approved dwellings to a single dwelling would also reduce the level of activity associated with the site.

Future occupiers would benefit from a high standard of accommodation, generous internal floor space and private amenity areas consistent with the objectives of the NPPF and Policy 32. Accordingly, the proposal is considered acceptable in residential amenity terms.

Highways Impacts:

Policies 40 and 41 of the HDPF seek to ensure that development provides safe and suitable access arrangements and adequate parking provision. The development would utilise the existing access serving the site from Moatfield Lane. No alterations to the wider highway network are proposed.

West Sussex County Council, acting as Local Highway Authority, has reviewed the proposal and raises no objection. The Highway Authority concludes that the proposal would not result in an unacceptable impact on highway safety nor give rise to severe cumulative impacts on the operation of the highway network. Adequate on-site parking, turning and cycle storage are proposed to serve the development. The proposal is therefore considered to accord with Policies 40 and 41 of the HDPF and paragraph 116 of the NPPF.

Ecology:

Policy 31 of the HDPF and the NPPF require development to conserve and enhance biodiversity. The application is supported by a Preliminary Ecological Appraisal and Preliminary Roost Assessment which has been reviewed by the Council's Ecological Consultant.

The assessment concludes that the existing buildings have negligible bat roost potential and that key trees and habitat features would be retained. The Ecological Consultant raises no objection subject to conditions securing precautionary mitigation measures for bats, reptiles and other mobile species, a wildlife-sensitive lighting strategy and biodiversity enhancement measures.

The proposal also provides opportunities for ecological enhancement through additional planting, habitat creation and biodiversity features to be secured through condition. Subject to these measures, the proposal is considered acceptable in ecological terms and compliant with Policy 31 of the HDPF, the NPPF and the Council's statutory biodiversity duties.

Great Crested Newts:

The potential impact of the proposal on Great Crested Newts has been considered separately following consultation with NatureSpace. NatureSpace advises that the site contains areas of scrub and grassland which may provide suitable terrestrial habitat for GCN and notes that a pond exists within approximately 20 metres of the site. Whilst the pond has previously been assessed as having a poor Habitat Suitability Index, NatureSpace advises that some assumptions regarding fish presence remain unverified and that the site falls within a red impact risk zone, indicating an elevated likelihood of GCN presence.

Notwithstanding this, NatureSpace confirms that the scale of habitat loss associated with the proposal is relatively limited and that a Reasonable Avoidance Measures (RAMs) approach would be acceptable in this instance. The submitted Preliminary Ecological Appraisal includes appropriate mitigation measures, including staged vegetation clearance, ecological supervision where necessary, and procedures to cease works should GCN be encountered during development. NatureSpace recommends that these measures are secured through planning condition.

Officers are satisfied that sufficient information has been provided to assess the likely effects of the development on GCN and that the recommended mitigation can be effectively secured through Condition 4. The condition requires the submission and approval of a detailed Reasonable Avoidance Measures strategy prior to commencement of development, ensuring that appropriate safeguards are in place before any site clearance or groundworks occur.

Having regard to the consultation response from NatureSpace, the limited scale of habitat loss, and the precautionary mitigation secured through condition, it is considered that the proposal would not result in an unacceptable impact upon Great Crested Newts. The Local Planning Authority is satisfied that the development can proceed without giving rise to an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) and that its duties under Regulation 63 have been met. The proposal therefore accords with Policy 31 of the HDPF, the NPPF and the Council's statutory biodiversity duties.

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

- o Water consumption limited to 110litres per person per day
- o Requirement to provide full fibre broadband site connectivity
- o Dedicated refuse and recycling storage capacity
- o Opportunities for biodiversity gain
- o Cycle parking facilities

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 development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The application seeks permission for the demolition of two existing agricultural buildings and the erection of a single dwelling with detached annexe and garage. Significant weight is afforded to the extant Class Q Prior Approval permission DC/25/0307, which establishes a lawful fallback position for two residential dwellings on the site. The proposal would reduce the overall scale, volume and intensity of development compared to the approved fallback scheme whilst delivering a high-quality dwelling that responds sensitively to its rural surroundings.

The proposal would not result in unacceptable impacts on landscape character, heritage assets, neighbouring amenity, highway safety, trees or ecology. Subject to the recommended planning conditions, the development is considered to accord with the relevant policies of the Horsham District Planning Framework, the Cowfold Neighbourhood Plan and the National Planning Policy Framework. Accordingly, the application is recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	506.2	668.56	162.36
	Total Gain		506.2
	Total Demolition		668.56

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

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

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

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development (including site clearance, groundworks, or vegetation removal) shall take place until a Reasonable Avoidance Measures strategy for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The RAMs strategy shall be based on the recommendations of the submitted Preliminary Ecological Appraisal and shall include, but not be limited to:
- A staged approach to vegetation clearance to allow any GCN present to disperse;
 - Procedures for the cessation of works and appropriate measures should a GCN be encountered during development.

The development shall thereafter be carried out in full accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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).

- 5 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- (a) All trees on the site shown for retention on approved drawing number PJC/7066/26/A, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, November 2025) 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 Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until a comprehensive hard and soft landscaping scheme (or Landscape Strategy) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to enhance landscape character, soften views from adjacent public rights of way, and reinforce the site's countryside setting.

The approved details shall include, but not be limited to:

- (a) Details of all existing trees, hedgerows and planting to be retained or removed;
- (b) Full details of proposed planting, including native species schedules, planting sizes, densities, numbers, tree pit details, and maintenance specifications;
- (c) Proposals for additional tree planting and native hedgerow planting, including measures to strengthen boundary treatments and soften views from public vantage points;
- (d) Details of any proposed landscape corridor along the southern boundary, demonstrating how this connects with adjacent woodland and contributes to biodiversity and visual mitigation;
- (e) Details of all hard surfacing materials, finishes and external areas;
- (f) Details of all boundary treatments;

The approved landscaping scheme shall be implemented in full during the first planting season following first occupation of the development. Any trees, hedges or planting (outside private gardens) that die, are removed, or become seriously damaged or diseased within 30 years of

completion shall be replaced in the next planting season with specimens of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

No retained trees or hedgerows (outside private gardens) shall be wilfully damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority for a period of 30 years following completion of the development.

Reason: To ensure the development is sympathetic to the landscape and townscape character of the area, to soften views from adjacent public rights of way, to reinforce the countryside setting, and to protect visual and ecological amenity, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 10 **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).

- 11 **Regulatory Condition:** No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by 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).

- 12 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement 'PJC Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan dated 14th January 2026 - Ref: PJC/7066/26-02 Rev'.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 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 Ecological Appraisal and Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, November 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 the Species-Specific Mitigation Measures section (pp 48 to 51) and the Precautionary Method Statement for reptiles and mobile protected and Priority species in the Species Specific Mitigation Measures section (pp 51 to 56) of the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, November 2025).

This will 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 Local Planning Authority 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).

- 14 **Regulatory Condition:** The dwelling 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).

- 15 **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).

- 16 **Regulatory Condition:** The Contamination details hereby permitted shall be carried out in full accordance with the details received 06.06.2025 under DISC/25/0181, unless otherwise agreed in writing by 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).

- 17 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and / or re-enacting that Order) no development falling within Classes A, B, E, or F of Part 1 or Class A of Part 2 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the site's countryside setting in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 **Post-Occupation Condition:** Upon the occupation of the building hereby permitted, the existing hay barn indicated on plan 268/PL/150 (dashed in blue) shall cease to be used for any purpose whatsoever, and within a period of 6 months thereafter such existing building shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping to be submitted in accordance with condition 7.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

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/26/0388

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		268/PL/001	04.03.2026
Block plan	Existing	268/PL/050	04.03.2026
Block plan	Proposed	268/PL/150	04.03.2026
Floor plan	Proposed ground floor and annexe	268/PL/200	04.03.2026
Roof plan	Proposed and annexe	268/PL/201	04.03.2026
Elevation plan	Proposed north and east	268/PL/210	04.03.2026
Elevation plan	Proposed south and west	268/PL/211	04.03.2026
Elevation plan	Proposed annexe	268/PL/212	04.03.2026
Section plan	Proposed	268/PL/220	04.03.2026
Plans	View from north	268/PL/230	04.03.2026
Plans	View from south east	268/PL/231	04.03.2026
Design & Access Statement		NONE	04.03.2026
Supporting Statement	Preliminary investigation report	NONE	04.03.2026
Supporting Statement	supplementary contamination investigation report	NONE	04.03.2026
Supporting Statement	Preliminary ecological appraisal and roost assessment	NONE	04.03.2026
Floor plan	Existing	268/PL/100 REV A	17.03.2026
Roof plan	Existing	268/PL/101 REV A	17.03.2026
Elevation plan	Existing	268/PL/102 REV A	17.03.2026
Elevation plan	Existing	268/PL/103 REV A	17.03.2026
Supporting Docs	Application Form	NONE	04.03.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 16.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.06.2026