



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1010

Nuthurst Farm, Nuthurst Street, Nuthurst, West Sussex, RH13 6LH

DESCRIPTION:

Change of use of holiday let to annexe

RELEVANT PLANNING HISTORY:

DC/24/1041	Prior notification for the erection of a three bay agricultural storage barn	Prior Approval Not Required on 06.08.2024		
DC/18/0549	Conversion of existing stable building into holiday let (Full Planning)	Application 31.08.2018	Permitted	on
DC/18/0550	Conversion of existing stable building into holiday let (Listed Building Consent).	Application 31.08.2018	Permitted	on

DESCRIPTION OF THE SITE

The application relates to a single-storey holiday let building which is considered to be curtilage listed by virtue of its association with Nuthurst Farmhouse, a Grade II Listed Building. The building is single-storey and is considered to positively contribute to the special interest of the Listed Building, particularly contributing to a courtyard plan form and its legibility as a principal structure within a farmstead.

The application site is outside the built-up area boundary and not within a Flood Zone 1 or 2.

DESCRIPTION OF THE APPLICATION

The application seeks permission for the change of use from a holiday let to an annexe which would serve the Farmhouse known as Nuthurst Farm. No external alterations would occur as part of the change of use and the annexe would be occupied by the applicant's daughter.

The wider surroundings are characterised by open countryside, with sporadic residential development in the wider locality. Given that the application site consists of an established farm, there are a number of farm buildings within the immediate locality.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Nuthurst Parish Neighbourhood Plan 2015-2031

Policy 10: Housing Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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 Environmental Health: Comment

Note that this application is a change of use from holiday let to residential and that no physical changes to the building will be performed. However, have looked back at the previous applications associated with this building (DC/18/0549 & DC/18/0550) and can see no evidence that a land contamination risk assessment has been performed for this site.

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 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: Comment

The site accessed by a private track that adjoins the publicly maintained highway at Nuthurst Street, a C-classified road subject to national speed limit.

No alterations are proposed to the existing access or parking arrangements. The LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site.

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.

Southern Water: General comments

Proposed soakaways which need to be in accordance to building regulations and the Environmental agency should be consulted if the applicant would require a septic tank.

HDC Conservation: No Objection

As there are no physical alterations required I am content the proposal will not impact the special interest of the listed building. Please carry on.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Parish Council: Made comments neither objecting nor supporting the application.

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 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up area, ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, ancillary accommodation will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable for conversion on the site. The size of any new outbuilding should have regard to the dwelling it serves and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

The Officer at the time when considering DC/18/0549 for the conversion of a stables to a holiday let assessed the application under Policy 11 of the HDPF which promotes tourism uses in the district such that the application was viewed favourably. The proposal would result in the loss of tourist accommodation.

Whilst the current proposal would represent a loss of one unit of tourist accommodation, it would represent a re-use of the existing building into a purpose ancillary to the Farmhouse. The Planning Statement outlines that the ancillary use of the annexe would be by the applicant's daughter as the applicant needs assisted living and will need increasing levels of support in the future. It is acknowledged that the Planning Statement is silent with regards to why the daughter cannot reasonably live within the existing dwelling. However, given the siting and orientation of the building, which forms a courtyard clearly connected to the Farmhouse and its historic use, it would not be

reasonably practical that the annexe would be used as an entirely distinct use from the Farmhouse. The separation of the residential units in this sense is intended to provide a certain degree of privacy between an adult daughter and the applicant, whilst living as one household on a day to day basis. The proposed annexe would be subservient in scale to the main dwelling, and while incorporating all the facilities required for day-to-day living would share a close physical and functional relationship with the host dwelling. It is therefore considered on the basis of the available information that the proposal would represent an ancillary annexe, and this could be secured by condition.

On the basis of these considerations, the proposed change of use is considered acceptable in principle.

Design and Appearance:

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

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Under the NPPF (2026), Policy HE4 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

The holiday let is considered to be curtilage listed and positively contribute to the special interest of Nuthurst Farmhouse, particularly contributing to a courtyard plan form and its legibility as a principal structure within a farmstead.

No external alterations to the building would occur as part of the development and the character of the building is already domestic in appearance. The proposed works would preserve the historic interest of the Grade II Listed Building and the character of the wider surrounding area. Given the orientation, lack of separate residential amenity space, scale and relationship with the listed Farmhouse, it would be evident that there is a clear ancillary relationship between the proposed annexe and the Farmhouse. The Conservation Officer has been consulted and has no objections to the application.

There are no objections to the application in light of policy 32 and 33 of the HDPF.

Residential Amenity:

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

It is not considered that the proposal would lead to any further activity than the established holiday-let use, and it is considered that the distance of the site from nearby residential properties, and the nature of the proposal as an ancillary annexe, would ensure that there would be no adverse impact to the

amenities of neighbouring properties and land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposal would make use of the existing access arrangements onto Nuthurst Street with no concerns identified in respect of this junction. The proposal would not lead to any significant increase in the level of vehicular traffic accessing the site and there are no highway safety concerns in respect of the proposal. The site provides for a large area of hard-standing which would be able to accommodate the parking requirements in association with the proposed holiday cottage, as well as maintaining the parking, access and turning needs of the existing activities at the site. The proposal is therefore considered to be in accordance with the requirements of the above policy.

Following consultation from WSCC Highways, it is not considered that the development would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.

For these reasons, the proposed development is considered to accord with the above policies.

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 N6 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 CC3 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:

- Water consumption limited to 110litres per person per day

Subject to these conditions, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (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 proposed development is considered to be exempt from BNG on the basis of “de minimis” development.

Other Matters:

It is noted that Environmental Health have requested a Preliminary Land Contamination Report. No physical changes to the building will be undertaken and building has been in use as a holiday let for approximately 8 years since the application was granted. The proposed annexe use would not give rise to any requirements over and above the previous holiday let use, and it is not considered reasonable or proportionate to require the submission of a Preliminary Land Contamination Report. An informative would however be added to advise the Applicant that if any found contamination is found, it shall be reported and remediated appropriately.

Conclusions:

The proposed development would represent an ancillary residential annexe, and is therefore considered to be acceptable in principle. The proposed design of the development does however fail to take regard to the build characteristics and traditional vernacular of the designated heritage asset, and would result in a poor quality of design that dilutes the historic interest of the building.

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
	40.65	40.65	0
District wide zone 1		Total Gain	0
		Total Demolition	0

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 **Regulatory Condition:** The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Nuthurst Farm, Nuthurst Street, Nuthurst, West Sussex, RH13 6LH, (as identified on the approved plans) and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The annexe hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each building 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), N6 of the National Planning Policy Framework (2026), 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).

NOTE TO APPLICANT

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1010Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning and Heritage	NONE	01.06.2026
Elevation plan	South and west	437SK03 REV A	01.06.2026
Elevation plan	North and east	437SL04 REV A	01.06.2026
Site plan		437SU00 REV V2	03.08.2026
Location plan		p4b/185550/254292	01.06.2026
Location plan		p16b/185553/254295	01.06.2026
Floor plan	Ground and section	437SK02 REV A	01.06.2026

DELEGATEDCase Officer sign/initial Hannah Darley Date: 03 August 2026Authorising Officer sign/initial RHERMITAGE Date: 21.08.2026