

Mr Michael Isherwood
156 Brambletye Park Road
Redhill
RH1 6ED

**Sir Roberts Farm Goose Green Lane Goose Green Pulborough
Conversion of existing barn to three bedroom residential property.**

Your application DC/23/1546 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Michael Isherwood
156 Brambletye Park Road
Redhill
RH1 6ED

Application Number: DC/23/1546

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of:

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of existing barn to three bedroom residential property.

Sir Roberts Farm Goose Green Lane Goose Green Pulborough

to be carried out in accordance with Application No. DC/23/1546 submitted to the Council on 16/08/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control
Date: 06/03/2024

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		Rain Back up box flne quick install	28.02.2024
Supporting Statement		Rainwater Harvesting maintenance schedule	28.02.2024
Supporting Statement		Installation Manual for the F-Line underground tank	28.02.2024
Supporting Statement		Installation manual	28.02.2024
Supporting Statement		Plug-and-play mains water backup	28.02.2024

Supporting Statement		RWH back up brochure	28.02.2024
Supporting Statement		UV user guide	28.02.2024
Location plan		none	16.08.2023
Site plan		5A A	15.08.2023
Layout plan	Site	1A A	15.08.2023
Floor plan	Existing	2A A	15.08.2023
Elevation plan		3A A	15.08.2023
Floor plan	Proposed	4A A	15.08.2023
Design & Access Statement		NONE	14.08.2023
Supporting Statement		DC/20/0847	14.08.2023
Supporting Statement	Drainage	24567	14.08.2023
Supporting Statement	Fence and Gate details	NONE	14.08.2023
Supporting Statement	Planning	NONE	14.08.2023
Supporting Statement	Asbestos Survey	01/16062022/DAS	14.08.2023
Supporting Statement	Water Neutrality	NONE	14.08.2023
Block plan		NONE	14.08.2023
Supporting Statement	Phase 2 Site Investigation	NONE	14.08.2023
Supporting Statement	Land Contamination Preliminary Risk Assessment	NONE	14.08.2023
Supporting Statement	Preliminary Ecological Appraisal	NONE	14.08.2023
Supporting Statement	External Finishes Schedule	NONE	14.08.2023
Elevation plan	Proposed South-West and North-East	6A A	15.08.2023
Elevation plan	Proposed South-East and North-West	7A A	15.08.2023
Block plan		TQ11931840	14.08.2023

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 detailed survey inspecting the presence of bats on the site and within the building has been undertaken and submitted to and approved in writing by the Local Planning Authority. The survey shall include details of the findings of that survey any necessary mitigation measures including a timetable for their implementation. The development shall be undertaken in strict accordance with the agreed details and timetable, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be 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).

- 6 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a fast charge electric vehicle charging point for that unit has been installed on the site. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use 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).

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These 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 a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

- 10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), 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).

- 11 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved materials schedule (received 14.08.2023) unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

- 12 **Regulatory Condition:** The works hereby approved shall be undertaken in strict accordance with the Drainage Statement (prepared by Westlands Development Engineering Services, received by the Council on 14.08.2024) unless otherwise agreed to and approved in writing by the Local Planning Authority.

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)

- 13 **Regulatory Condition:** The decontamination and remediation of the site shall be undertaken in strict accordance with the Land Contamination Preliminary Risk Assessment and Phase 2 Site Investigation (prepared by Phlorum, received 19.02.2024) and Remediation Method Statement (dated 28 August 2023, received 28.02.2024), unless otherwise agreed 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).

- 14 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. All such lighting shall be maintained in accordance with the approved details.

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

- 15 **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, C, D, E, or F of Part 1 of Schedule 2 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hops.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/1546

Sir Roberts Farm, Goose Green Lane, Goose Green, Pulborough, West Sussex, RH20 2LW

DESCRIPTION:

Conversion of existing barn to three bedroom residential property.

RELEVANT PLANNING HISTORY:

DC/23/0847	Outline application for conversion of existing barn to three bedroom residential property	Application 30.10.2020	Permitted
DISC/23/0013	Approval of Details Reserved by Condition 3, 4, 5 and 6 to approve application DC/20/0847	Application 04.01.2024	Refused
DC/23/0502	Reserved matters application for the conversion of existing barn to three bedroom residential property following approval of outline application DC/20/0847, relating to landscaping.	Under Consideration	

SITE AND SURROUNDS

The site is located on the northern side of Goose Green Lane (B2133) and comprises Sir Robert's Farm, a holding of approximately 5.26ha comprising pasture land, woodland and buildings of various uses. The site has two existing vehicular access points from Goose Green Lane located to the south-east, and south-west corners of the wider site. The site is bound by mature trees and hedgerows growing around the site perimeters.

Prior approval has recently been permitted for the conversion of two former light industrial single storey buildings, comprising the application building and the concrete building to the north-west of this site, to two residential dwellings (DC/20/0397 and DC/20/0419 relates). Outline planning permission has also recently been granted for the conversion of the large Sussex barn to the west of the application building to a three bedroom dwelling (DC/20/0847 relates).

DETAILED DESCRIPTION

The application seeks full planning permission for the conversion of the existing timber framed building to a three bedroom dwelling house and external alterations. Internally the building would be converted to form an open plan living, kitchen and dining area with three bedrooms, an ensuite bathroom and a main bathroom.

An outline application under DC/20/0847 was permitted on 30.10.2020 for the conversion of the existing barn and the current application would closely reflect this application in design, siting and internal layout.

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 4 - Strategic Policy: Settlement Expansion
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
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 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan: Thakeham Neighbourhood Plan - 'made' January 2017

Thakeham 1: A Spatial Plan for the Parish
Thakeham 6: Design
Thakeham 9: Development in the Countryside
Thakeham 10: Green Infrastructure & Valued Landscapes

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:

Contaminated Land

We have reviewed the information submitted with regards to contaminated land, referenced above, and we note that a lead level of 197mg/kg was detected at 0.2m in WS3. Whilst this is not above the soil screening value of 200mg/kg it is very close to this value and given this and our experience of dealing with lead contamination in shallow soils we are of the view that there is the potential for lead levels above the 200mg/kg screening value to be present in this part of the site.

To provide the LPA with sufficient confidence that elevated levels of lead contaminated soils in this part of the site do not present a risk to future site users a remediation method statement (RMS) will need to be produced and formally submitted to the LPA. To prove to the LPA that the measures detailed in the RMS have been implemented the RMS will need to be followed by a verification report. We are however happy to request this information through conditions, we will therefore be recommending suitable conditions once we are satisfied that sufficient information has been provided in relation to the proposed rainwater harvesting system.

Water Neutrality

Non potable water proposed as part of rainwater harvesting system should still be subject to appropriate treatment and testing. No objection overall, however condition attached in regards to Rainwater harvesting scheme maintenance/management with further details required.

Newt officer response: No objection and request to add informative.

Natural England: No Objection

We concur with the conclusion of your authority's HRA appropriate assessment insofar that we have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. Despite the proposals proximity to The Mens SAC (9km) the nature of the proposal means that it is unlikely that there will be a significant effect.

WSCC Highways: West Sussex County Council was consulted previously on Highways Matters for this location under planning application no. DC/20/0847. No highways objections were raised and this application was granted. This proposal is of similar nature to DC/20/0847 The inclusion of relevant conditions is requested.

Ecology Consultant: Comment. We are not satisfied that there is sufficient ecological information available for determination. Sussex Barn has moderate potential to support roosting bats (Preliminary Ecological Appraisal (Phlorum Limited, July 2022). We therefore support the recommendation that further bat surveys should be undertaken on the Sussex Barn. If any trees will be affected by the proposals, these must also be subject to further bat surveys prior to determination and the results submitted to the LPA. In addition, the site lies approximately 9.7km from The Mens Special Area of Conservation (SAC) for which one of the qualifying features is Barbastelle bats. The site lies within the 12km Wider Conservation Area for the SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol) and therefore may be within the range of foraging areas required by the bats. The LPA will need to prepare a project level HRA to assess the likely effects from this development on the bats of the Sussex bat SAC. It is therefore reasonable for a suitably qualified ecologist to check for any potential roost features in the Sussex Barn and in any trees to be removed and prepare a Preliminary Roost Assessment as well as assessing if any features used by foraging bats will be impacted.

Great Crested Newt surveys can be undertaken and the applicant may need to consider entering into a district licensing scheme with Naturespace Partnership. Recommendation for a reptile mitigation strategy.

Southern Water: The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water has noted that the applicant has submitted a Water Neutrality report which we understand the Local Planning Authority will be working in conjunction with Natural England on reviewing the developers' proposals. We would not comment on the developers proposals directly, however if the LPA have any specific questions, they can be forwarded to us for a direct response.

Thakeham Parish objection:

Concern and queries over Water Neutrality report

Landscape Officer: Queries over boundaries and lack of landscaping information, a condition is recommended.

Representations:

None received

HUMAN RIGHTS

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Principle of Development:

Policies 3 and 4 of the HDPF outline the spatial strategy and hierarchy approach of the development plan. This strategy seeks to concentrate development within defined built-up areas and around the key settlements of the District, promoting a planned approach to settlement expansion to satisfy unmet local needs through Development Plan allocation.

Policy 26 of the HDPF seeks to protect the countryside from inappropriate development. Outside of a built-up area boundary any proposal must be essential to its countryside location, and in addition support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. Development must protect the landscape quality of its setting and avoid an individual or cumulative significant increase in activity in the countryside.

Policy 10 of the HDPF, further, affords preferential support to the conversion of rural buildings to business and commercial use at first instance, though, would not necessarily preclude conversion to residential use subject to assessment on all other material grounds.

Policy 1 of the Thakeham Neighbourhood Plan (TNP) (2017), further, affords support to the local plan in respect of the management of development outside of defined built-up areas.

Policy 9 of the TNP provides that proposals for the conversion of existing agricultural buildings in the countryside to small-scale business or residential use will be supported, "provided they:

- i. are confined to the existing area of farm buildings;
- ii. are constructed from vernacular materials, such as brick;
- iii. do not include inappropriate or insensitive conversion works, such as window openings and the creation of new doorways; and
- iv. do not result in a significant increase in the existing building footprint or height."

Policy 9 of the TNP addresses, amongst other things, the conversion of agricultural buildings to residential or business use. The desired outcome [of policy 9] will be retention of agricultural buildings of merit within farm settings, and the avoidance of sporadic development by preventing conversion of isolated buildings or farm buildings of no merit.

Criterion 1 of Policy 9 affords support to conversions where confined to the existing area of farm buildings. As explained in the accompanying text, it is clear that this is intended to be interpreted in a manner which restricts the conversion of isolated buildings. The existing building is set amongst a small cluster of development, which itself forms part of a loose series of development along Goose Green Lane. While the site could be deemed isolated from nearby settlements and related services, the building is seen in the context of surrounding development, including existing buildings on Sir Robert's Farm, and is not therefore considered to be isolated for the purposes of Policy 9 of the TNP.

The principle of development was established as part of the last application for the conversion of the barn under DC/20/0847. As with the previous case officer's report, it was concluded that the existing building has some merit, representing a traditional rural building which is reflective of and sympathetic to the wider landscape. While the proposal would conflict with policies 3, 4 and 26 of the HDPF the creation of a single dwelling would not represent an individual or cumulative significant intensification of activity in the countryside, and the proposal is considered to accord with the provisions of policy 9 of the TNP, which operates to promote the appropriate conversion of agricultural buildings beyond the settlement boundary. In the absence of a rural conversions policy in the HDPF it is considered that compliance with policy 9 of the TNP is of significant weight, such that the principle of development is considered acceptable.

Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Policy 6 of the TNP provides that the design, scale, form and landscape design of developments proposals should reflect the architectural or historic characteristics of its setting, with particular regard to buildings of particular merit in the surrounding and wider area.

The design and appearance of the proposed three bed dwelling remains unchanged since DC/20/0847, which would be retain the agrarian character of the rural building and would reflect the immediate and wider countryside setting. The layout would also appear unchanged and there are no change in site circumstances that would lead to an alternative conclusion in this regard. The proposal would accord with the above policies, with the appearance, layout and scale of the development is acceptable.

Amenity Impacts:

Policy 33 of the HDPF (2015) *inter alia* provides that development should be designed to avoid unacceptable harm to the amenities of nearby users and occupiers of land.

The application site is well-removed from nearby residential occupants, with no reasonably established detriment to such residential occupiers considered in this instance in terms of overshadowing, loss of privacy, light intrusion or noise disturbance.

The relationship of the building with those surrounding would create a relatively tight form of development, with dwellings (if all were implemented) in relatively close proximity to one another. This would not though be unexpected for dwellings within converted rural buildings, and future occupants would be aware of this arrangement and relationship with neighbouring development. The proposal would not result in an unacceptable relationship between the proposed dwellinghouse and neighbouring development.

Highways Impacts:

Policy 40 of the HDPF 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 HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The Highway Authority has reviewed the submitted details and advised that the proposal would not be expected to result in an intensification of movements over that of the existing use, and no concerns in respect of the existing access have been identified. There are considered to be no reasons to take a different view, with conditions recommended in respect of vehicle and cycle parking layouts and details, and electric charging points. It is considered that subject to these conditions the proposal would not raise any concerns in respect of highway matters.

Ecology:

Policy 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.

The site is also within the wider conservation area for The Mens Special Area of Conservation (SAC). A desk survey on the Multi-Agency Geographic Information for the Countryside (MAGIC) map identifies that a European Protected Species licence for bats has been granted within approximately 2km of the development, there are approximately 14 ponds within 500m of the site and there are several sections Priority habitats, including deciduous woodland within 1km of the site. The Council's Ecology Consultant has reviewed the information submitted and concluded that further surveys are needed to assess the presence of bats on the site. Given that all other matters relating to ecology are acceptable, Officers are satisfied that an appropriately worded condition can be applied to the consent.

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:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- 1 electric vehicle charging points

Subject to conditions to secure the above the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Water Neutrality:

In September 2021 the LPA received a 'Position Statement' from Natural England pertaining to the use of groundwater within the Sussex North Water Supply Zone and the effects of groundwater supply on the Arun Valley Ramsar, Special Area of Conservation and Special Protection Area habitat sites.¹ The 'Position Statement' advises that groundwater abstraction supplying the public mains-network may be adversely affecting the integrity of Arun Valley habitat sites.

The advice issued by Natural England, within the Position Statement, is that Planning Authorities within the Supply Zone pause decisions until a strategy is devised, in partnership with Natural England, to offset increased water-use associated with new development within the Supply Zone. Where it is critical that individual applications proceed Natural England advise that any application needs to demonstrate 'water-neutrality', such to provide certainty that new development will not further contribute to the existing adverse effect known from public groundwater abstraction.

The application site falls within the Sussex North Water Supply Zone, where increased demand for mains-water would exacerbate demand for the continued use/scale of public groundwater abstractions at Hardham Water Works contributing to associated adverse effect upon the integrity of the Arun Valley SAC, SPA and Ramsar sites.

The applicant has provided a Water Neutrality Statement in support of this application, which advances various measures with a view of achieving 'water-neutrality'. The submitted Water Neutrality Strategy has been considered within an 'appropriate assessment' pursuant to Regulation 63 of the Conservation of Habitats and Species Regulations (2017) (as amended).

The submitted strategy indicates an existing baseline water demand of 688.6 l/d where it considers the three permissions for the garage, workshop and Sussex barn conversion with the proposed fittings would be 534. With the optional building standards then applied it would be 394.4 l/d. The proposed

retrofitting of the existing buildings being the cottage and bungalow (821.3l/d would reduce to 357.l/d) such that the demand would be reduced by 464.3 l/d. This would be water neutral.

As such, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The proposed conversion of the existing building is considered to accord with relevant local and national planning policies, and it is recommended that outline planning permission be granted subject to appropriate and necessary conditions.

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)	85m2	85m2	0m2
		Total Gain	0m2
		Total Demolition	0m2

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 detailed survey inspecting the presence of bats on the site and within the building has been undertaken and submitted to and approved in writing by the Local Planning Authority. The survey shall include details of the findings of that survey any necessary mitigation measures including a timetable for their implementation. The development shall be undertaken in strict accordance with the agreed details and timetable, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - Details of all hard surfacing materials and finishes
 - Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be 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).

- 6 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a fast charge electric vehicle charging point for that unit has been installed on the site. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use 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).

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details

that have been submitted to and approved in writing by the Local Planning Authority. These 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 a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

- 10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), 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).

- 11 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved materials schedule (received 14.08.2023) unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

- 12 **Regulatory Condition:** The works hereby approved shall be undertaken in strict accordance with the Drainage Statement (prepared by Westlands Development Engineering Services, received by the Council on 14.08.2024) unless otherwise agreed to and approved in writing by the Local Planning Authority.

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).

- 13 **Regulatory Condition:** The decontamination and remediation of the site shall be undertaken in strict accordance with the Land Contamination Preliminary Risk Assessment and Phase 2 Site Investigation (prepared by Phlorum, received 19.02.2024) and Remediation Method Statement (dated 28 August 2023, received 28.02.2024), unless otherwise agreed 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).

- 14 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. All such lighting shall be maintained in accordance with the approved details.

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

- 15 **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, C, D, E, or F of Part 1 of Schedule 2 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

INFORMATIVES

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.

GREAT CRESTED NEWTS

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.

Plans list for: DC/23/1546

Schedule of plans/documents **approved:**

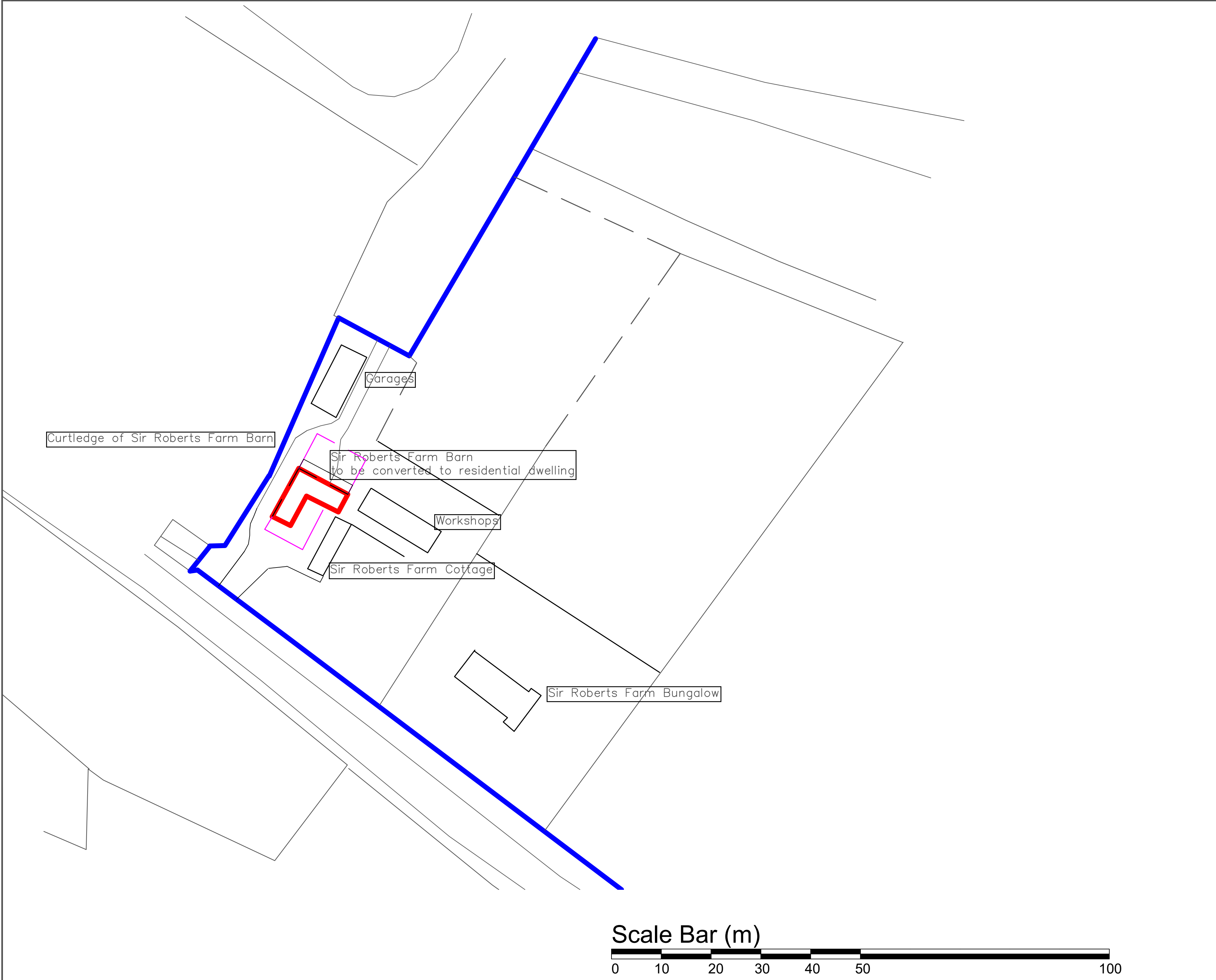
Plan Type	Description	Drawing Number	Received Date
Location plan		none	16.08.2023
Site plan		5A A	15.08.2023
Layout plan	Site	1A A	15.08.2023
Floor plan	Existing	2A A	15.08.2023
Elevation plan		3A A	15.08.2023
Floor plan	Proposed	4A A	15.08.2023
Design & Access Statement		NONE	14.08.2023
Supporting Statement		DC/20/0847	14.08.2023
Supporting Statement	Drainage	24567	14.08.2023

Supporting Statement	Fence and Gate details	NONE	14.08.2023
Supporting Statement	Planning	NONE	14.08.2023
Supporting Statement	Asbestos Survey	01/16062022/DAS	14.08.2023
Supporting Statement	Water Neutrality	NONE	14.08.2023
Block plan		NONE	14.08.2023
Supporting Statement	Phase 2 Site Investigation	NONE	14.08.2023
Supporting Statement	Land Contamination Preliminary Risk Assessment	NONE	14.08.2023
Supporting Statement	Preliminary Ecological Appraisal	NONE	18.01.2023
Supporting Statement	External Finishes Schedule	NONE	14.08.2023
Elevation plan	Proposed South-West and North-East	6A A	15.08.2023
Elevation plan	Proposed South-East and North-West	7A A	15.08.2023
Block plan		TQ11931840	14.08.2023
Supporting Statement	Rain Back up box flne quick install		28.02.2024
Supporting Statement	Rainwater Harvesting maintenance schedule		28.02.2024
Supporting Statement	Installation Manual for the F-Line underground tank		28.02.2024
Supporting Statement	Installation manual		28.02.2024
Supporting Statement	Plug-and-play mains water backup		28.02.2024
Supporting Statement	RWH back up brochure		28.02.2024
Supporting Statement	UV user guide		28.02.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 28.02.2024

Authorising Officer sign/initial RHERMITAGE Date: 06.03.2024



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A	PLANNING SUBMISSION	MI	15/08/23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR PLANNING			

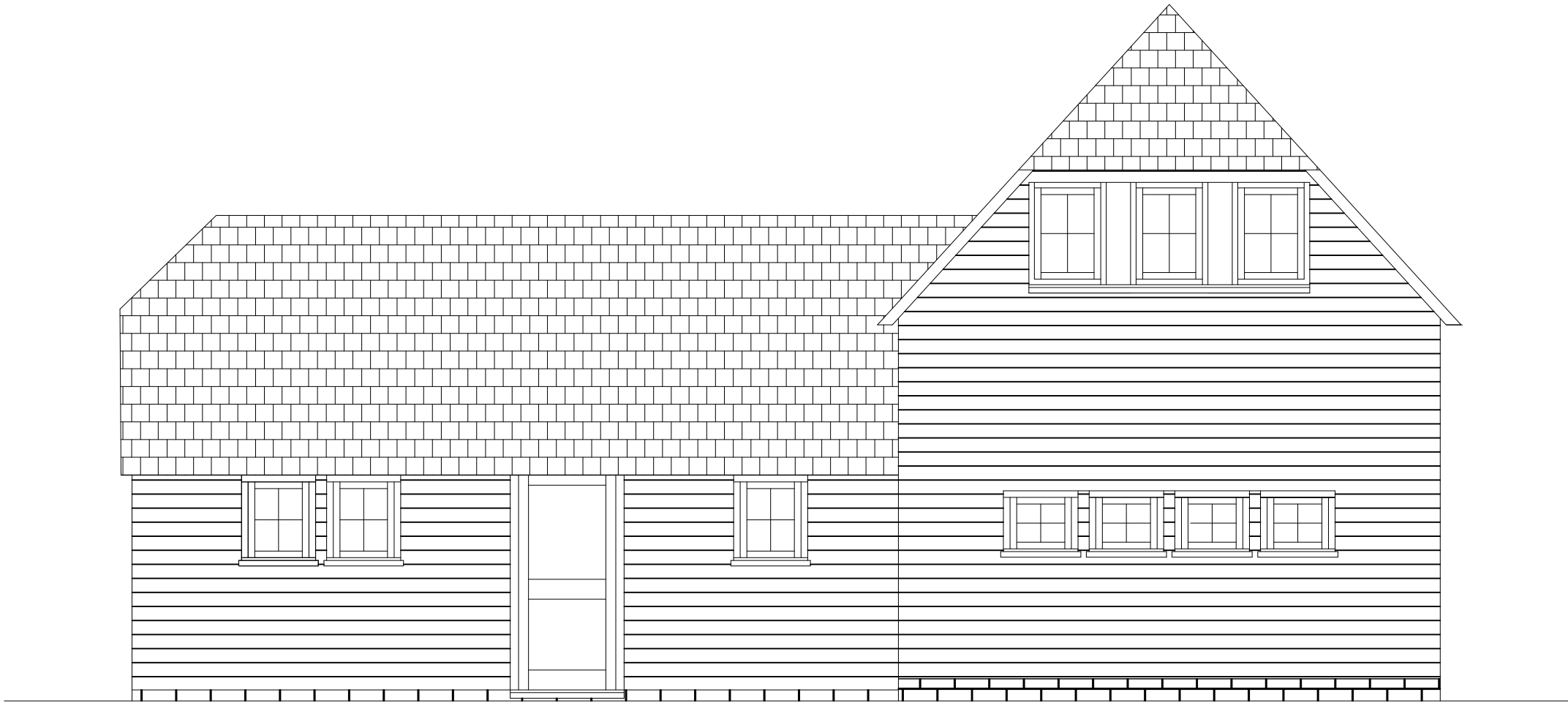
SITE:

SIR ROBERT'S FARM
SUSSEX BARN

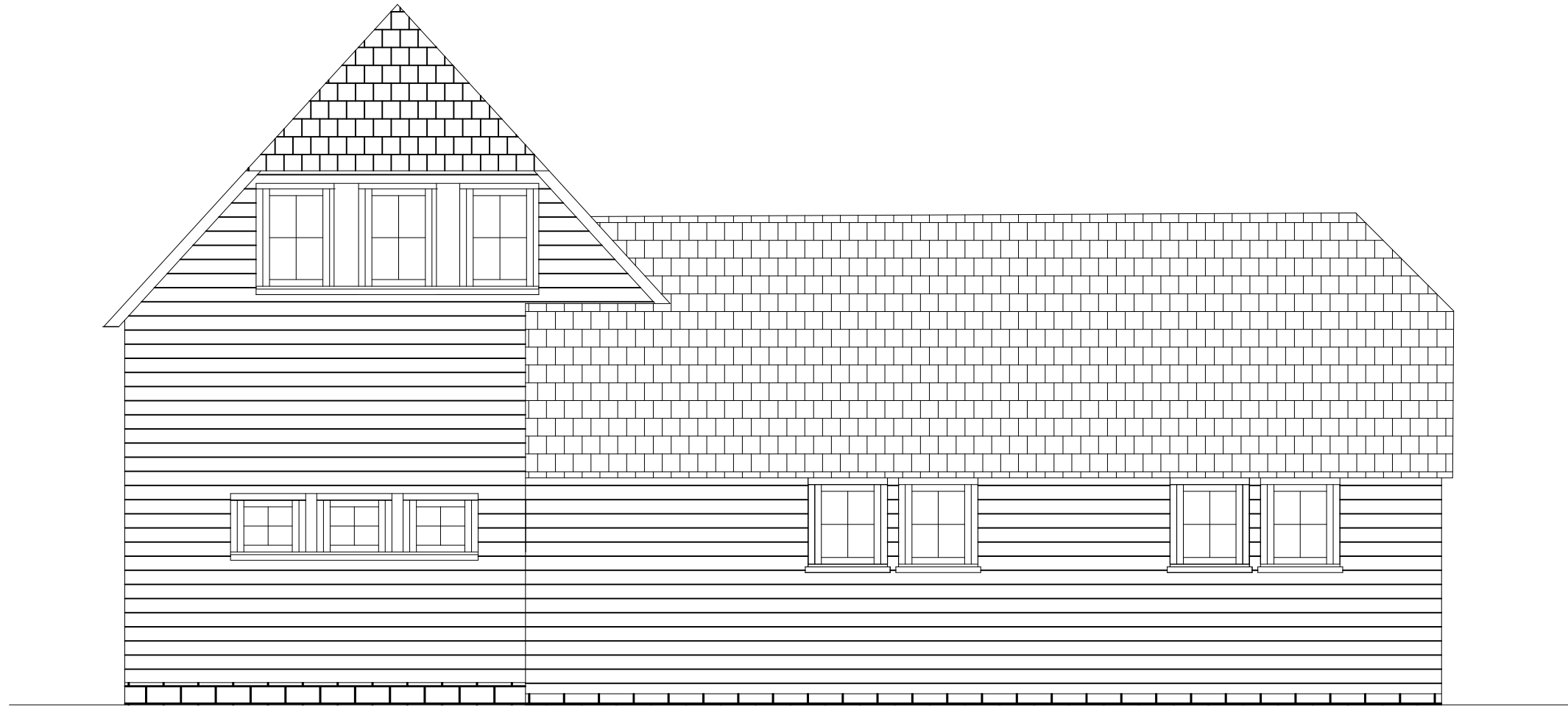
TITLE:

SUSSEX BARN
LAYOUT

SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:500	15/08/2023	MI	PI
PROJECT NO:	DRAWING NO:	REVISION:	
24567	1A	A	



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION

Scale Bar (m)

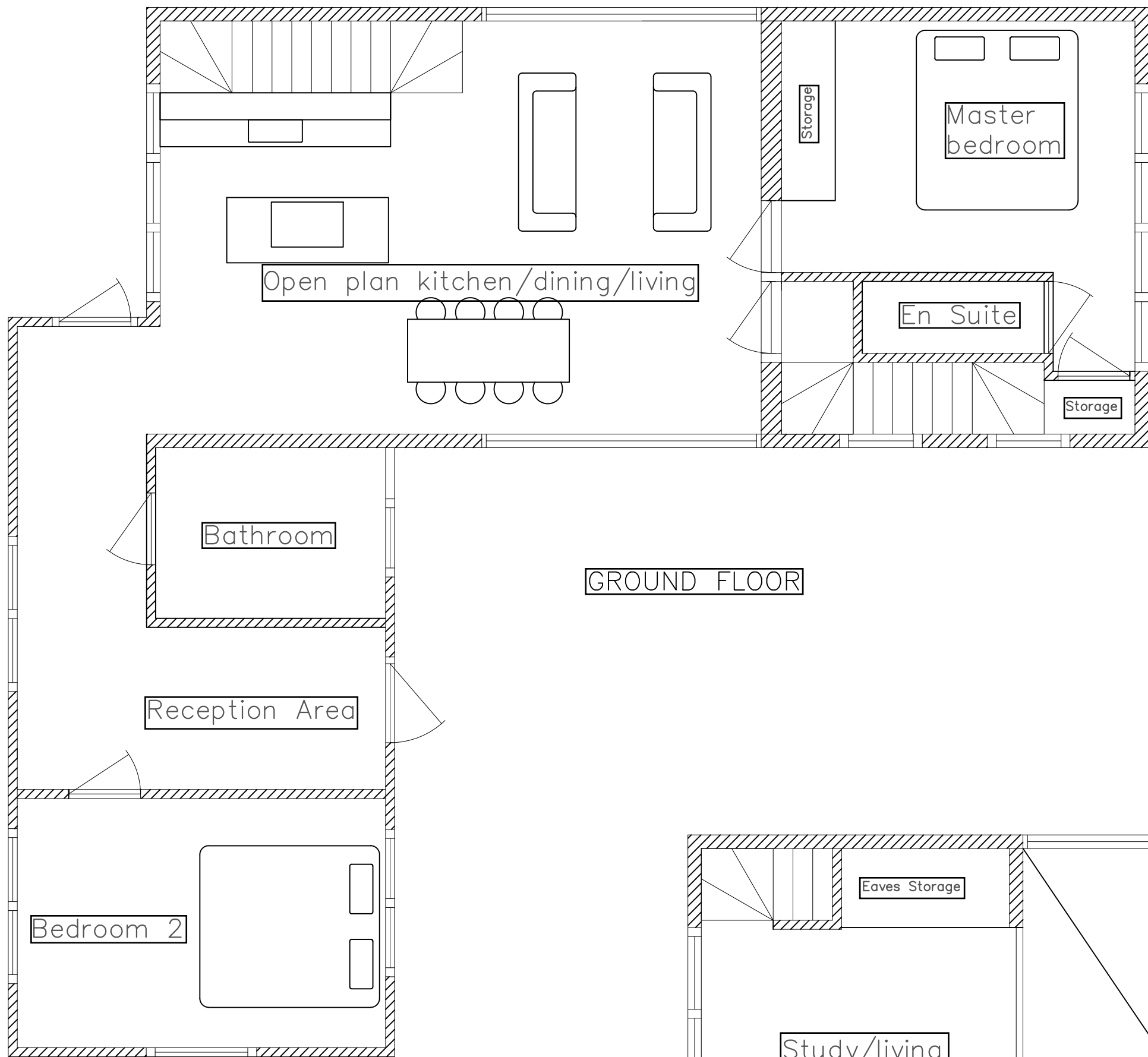


Notes:

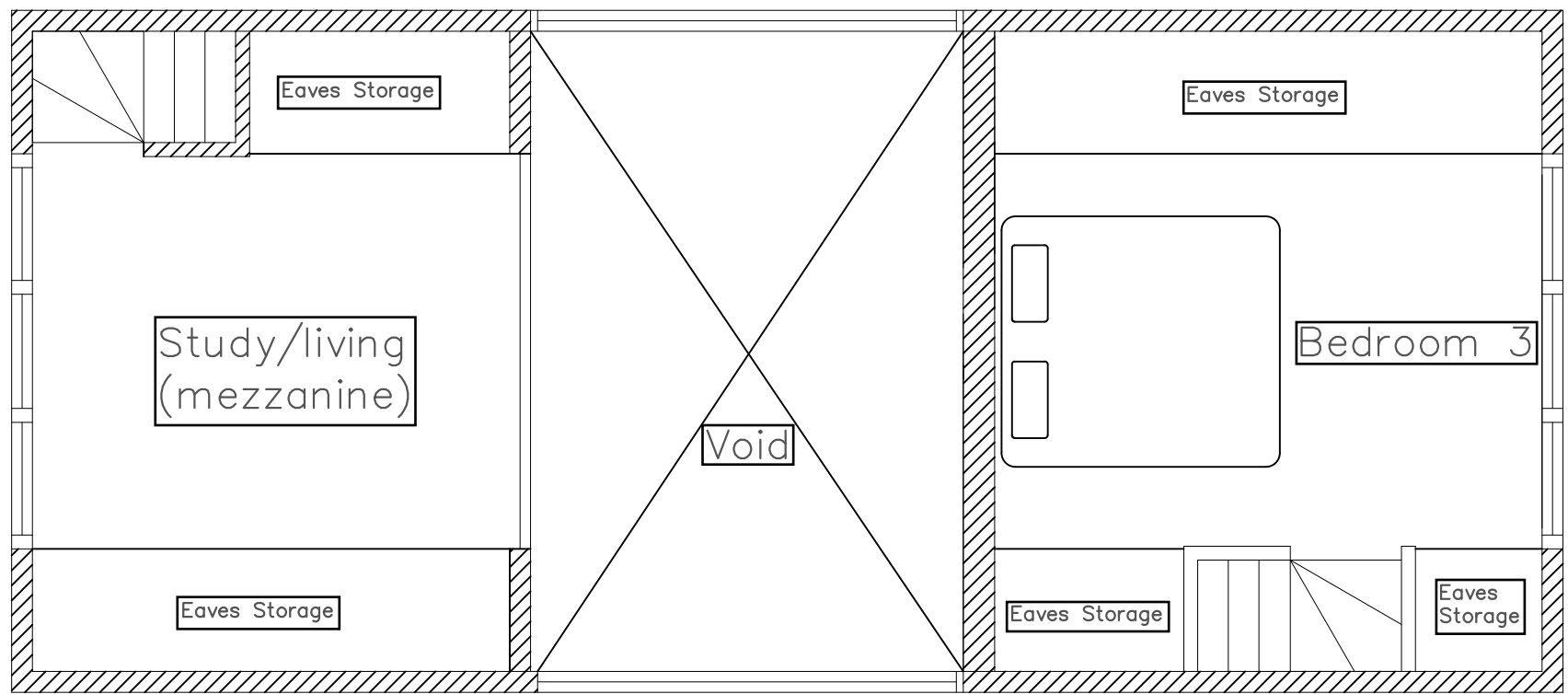
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A	PLANNING SUBMISSION	MI	15/08/23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR PLANNING			

SITE:	SIR ROBERT'S FARM SUSSEX BARN		
TITLE:	SUSSEX BARN PROPOSED ELEVATIONS (SIDES)		
SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:50	15/08/2023	MI	PI
PROJECT NO:	DRAWING NO:	REVISION:	
24567	7A	A	



GROUND FLOOR



FIRST FLOOR

Scale Bar (m)



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A	PLANNING SUBMISSION	MI	15/08/23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR PLANNING			

SITE: SIR ROBERT'S FARM SUSSEX BARN			
TITLE: SUSSEX BARN PROPOSED FLOORPLAN			
SCALE AT A2: 1:50	DATE: 15/08/2023	DRAWN: MI	CHECKED: PI
PROJECT NO: 24567	DRAWING NO: 4A	REVISION: A	