



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0834
Land South of Stoneleigh, Tower Hill, Horsham, West Sussex,

DESCRIPTION:

Conversion of a barn to a dwelling with associated parking and garden.

RELEVANT PLANNING HISTORY:

DC/21/1109	Variation of Condition 1 of previously approved application DC/19/0622 (Erection of a detached garage and extension to the driveway) to allow for the installation of an additional window on the western elevation of the garage.	Application Permitted on 11.08.2021
DC/21/1838	Proposed use of an existing garage/outbuilding as accommodation ancillary to the main dwelling. (Lawful Development Certificate - Proposed)	Application Permitted on 14.09.2021
DC/25/1223	Conversion of a garage with annexe to a separate dwelling.	Application Permitted on 09.10.2025
DC/25/1850	Erection of a detached garage and extension to existing driveway.	Application Permitted on 07.01.2026
DC/25/1863	Removal of Condition 7 of previously approved application DC/25/1223 (Conversion of a garage with annexe to a separate dwelling) relating to water neutrality.	Application Permitted on 20.01.2026
DISC/26/0039	Application for Approval of Details Reserved by Condition 6 to approved application DC/25/1223	Application Permitted on 01.04.2026

DESCRIPTION OF THE SITE

The application site is located to the west of Two Mile Ash road in an area of scattered low density housing with the dwellings in the area individually designed and set back from the main road. The site is located close to the BUAB of Horsham.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the conversion of an existing barn into a dwelling with associated parking and garden. The proposal indicates that the building which has an existing door and vehicle entrance would be converted to provide a 4-bedroom dwellinghouse, with additional fenestration to create habitable accommodation. The building already has its own access to the main road which was built sometime in 2020. The current building has an access gate set back from the main road.

It is noted that a planning application was approved for the garage building close to the subject building (DC/25/1223), for the conversion of the garage with annexe to a separate dwelling. This building utilises the same access point as the subject application building.

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 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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 – Parking

Southwater Neighbourhood Plan 2019-2031

Southwater Parish Design Statement

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Planning Advice Notes:

Facilitating Appropriate Development

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 Conservation: This newly built barn can be viewed from Tower Hill, particularly at its gated entrance. It has little architectural merit. The proposal seeks to convert the building into a dwelling with its associated fenestration and domestic paraphernalia. Whilst the proposal would not result in direct harm to the setting of the listed building, it would be within its wider landscape setting.

The subdivision of plots and the individual domestic paraphernalia associated with residential dwellings has the potential to formalise and urbanise the informal and semi-rural character of Tower Hill which would result in wider harm to the appreciation of the setting of the listed building. It would also make the building (which as noted above has little architectural merit) more prominent and reinforce its mediocre appearance.

HDC Drainage: Comment, 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 Environmental Health: Comment: -

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.

Southern Water: Insufficient information provided.

WSCC Highways: 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.

Representations:

None received.

Parish Comments: Object: -

This is the same barn as detailed in DC/21/0455 which was permitted with certain conditions including Regulatory Condition 3 which states "*The building hereby permitted shall be used solely for agricultural purposes only, for the storage of hay, straw and agricultural machinery associated with the land holding at Stoneleigh Tower Hill Horsham and for no other purposes, as defined in Section 336(1) of the Town and Country Planning Act 1990. Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.*"

SPC therefore object to the conversion of the barn to a dwelling for non-compliance with Policy 26 of the HDPF and Policies 1.1 and 2.1 of the SNP.

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 application is located outside of the designated built-up area boundary and is therefore within a countryside location.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF and therefore is considered to be in a countryside location in policy terms.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary, and the landscape and townscape character features are maintained and enhanced.

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. The site is located outside any of the District's defined built-up area boundaries (BUAB) and does not form part of Horsham's adopted development plan. As a result, residential development in this location would conflict with the requirements of Policy 4 and would not usually be considered acceptable in principle.

In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. These include development that enables the sustainable development of rural areas, but do not include any explicit provision for reuse of existing buildings.

Policy 10 of the HDPF states that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably in the first instance.

Policy 32 of the Draft Local Plan states that conversion of redundant agricultural buildings to residential use will be supported where: it can be demonstrated that the current use is no longer necessary, and the building is appropriate for conversion given its existing site, architectural merit, character and setting.

Planning permission for the subject barn was approved under planning reference DC/21/0455. While it is acknowledged that a condition (Condition 3) was attached to the permission restricting use to solely agricultural purposes, this does not mean that it is non-compliance to propose the conversion to residential use. It is acknowledged that the proposed barn was originally constructed for agricultural purposes, however, the planning statement states that the barn is no longer required for agricultural purposes following the subdivision of the wider property and hay no longer being cut from the land and it instead being left to rewild.

It is noted that there was an agricultural holding number on the location plan. Following discussions, the Applicant confirmed that the blue outline on the location plan shows the area which is no longer hay cut and has been left to rewild. The Applicant also confirmed that discussions for alternative uses, before residential conversion, were considered. However, conversion to forestry was not an option due to the limited land available and conversion to commercial would not be appropriate due to the residential neighbours nearby. The loss of the agricultural barn has been sufficiently demonstrated.

The presence of the other planning applications on the application site is acknowledged. These applications permitted the conversion of the garage next to the subject application building to residential use (ref: DC/25/1223) and the use of an attached cottage as an independent dwelling a bit

further into the site (ref: DC/25/1224). These are acknowledged and highlight that the conversion of existing buildings in this area have previously been deemed appropriate.

Furthermore, to the north of the site, permission in principle was granted for the erection of 3 dwellings (ref: DC/26/0735). This application proceeded an appeal decision (ref: DC/24/1086) at the site where the Inspector attached limited weight to the conflict with HDPF policies which protect the countryside. The Inspector commented that *'the substantial housing shortfall indicates that the current boundaries are out of date but the aim for housing to be located within settlements aligns with the Framework.'* The Inspector's decision to give limited weight in their decision to the principle of development in the appeal, was a strong material consideration in the determination of the subsequent application (DC/26/0735) for the same proposal which was approved at Planning Committee.

Therefore, whilst the site is located outside of the built-up area boundary, the site is within a cluster of residential dwellings, which is considered to have reasonable links to the main town centre and in a location where a Planning Inspector has deemed residential development to be acceptable at appeal. The presence of other approved planning applications in this location is a material consideration in the context of the application site. The site is therefore considered to be in a generally sustainable location where the conversion of the building to residential is not considered to result in a significant increase in the level of activity within the countryside location.

The proposal is therefore considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance:

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

The site is located on the west side of Tower Hill, which is populated by a mix of house types and sizes but generally within large plots that are set back from the road and screened by hedges and trees. The proposal would result in no increase in built form, representing a re-use of the existing building. The building is finished in timber cladding and proposes additional fenestration for habitable use. It is considered that there is screening, provided by the mature trees and shrubs, but due to the opening for the access, it would appear in views looking in directly from the access point. It is however, considered that the existing screening would be sufficient to ensure that there would be minimal impact on the character and wider visual amenities of the area.

For these reasons, there are no objections to the design in light of the above.

Residential Amenity:

In addition, Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

It is considered that the scale and siting of the building, and distances involved to neighbouring properties, would be sufficient to prevent any significant impact on the amenities of adjoining occupiers. A tall hedge screen exists between properties to screen views of nearby amenity. The development has existing access to services such as electrics and drainage, with acceptable provision of garden amenity for the future occupants.

Overall, given the enclosed nature of the site, and the separation distance from the neighbouring dwelling which would be 'Stoneleigh' there are no objections to the proposal in light of policies 25,32 or 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. In addition, proposals should minimise conflict between traffic, cyclists and pedestrians. Policy 41 of the HDPF aims to ensure that developments are served by adequate parking facilities including provision for cycle, motorcycle, low emission vehicles and the mobility impaired.

The existing access would be utilised as part of the development, with WSCC Highways noting that there are no concerns regarding the safety of the existing access. Highways have noted that the site is in close proximity to sustainable transport options and cycling would be an acceptable mode of transport from the site such that a condition should be added to ensure the provision of cycle storage. Furthermore, there would be sufficient space within the site to accommodate at least four off-road parking spaces, which is sufficient.

Overall, there are no objections to policies 40 and 41 of the HDPF.

Heritage

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

The existing barn can be viewed from Tower Hill, particularly at its gated entrance. There is a listed building on the opposite side of Two Mile Ash which separates the application site and the property known as 'Sawyersland'. HDC Conservation noted that it has little architectural merit, and while the proposal to convert it to a dwelling would not result in direct harm to the setting of the listed building, it would be within its wider landscape setting. The proposal to convert the building to residential would make it appear more prominent and reinforce its appearance in the wider setting. While this is acknowledged, the agent noted that no windows are proposed on the eastern elevation which faces towards the public road, and views from this direction will be unaffected. Furthermore, there is mature landscaping around the site which screens views of the garden and any domestic paraphernalia would not be visible. It is considered that given the physical separation of the road, and that the development proposes no windows on the eastern elevation, that the development would not harm the setting of the listed building.

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 Policy N6 of the NPPF.

Drainage:

HDC Drainage required more information on how foul and surface water drainage will be managed. The applicant confirmed that the building is already connected to the foul sewer via existing private drains within Stoneleigh and no new connection is required. Surface water currently drains to the ground. No additional hard standing is proposed as the access is existing and therefore there will be no increase in surface water runoff. This is considered sufficient and no further information is required.

Other Matters:

Contaminated Land:

Due to commercial and agricultural buildings being subject to significant contamination risks arising from their use, construction and storage of machinery, equipment fuels and other chemicals, potentially hazardous materials may be incorporated into the made ground, yards and hard standings. Environmental Health therefore required a contamination assessment. The applicant however, confirmed that the building and access were both constructed by the applicant with no contamination being identified during their construction, and no hazardous materials have been allowed to enter the made ground, yard or hard standing. The building has been used for storage of hay since it was constructed, which presents no contamination risk, and no fuels, oils or other potentially contaminative items have ever been stored within the building or in its curtilage. A preliminary contamination assessment is required, with a condition attached to permission.

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:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

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

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

Conclusions:

The proposal is therefore considered to accord with the relevant local and national planning policies and is therefore recommended for approval.

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 the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

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

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

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

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

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

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

- 4 **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).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

- 6 **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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2020).

- 8 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the 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), Policy N6 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).

- 9 **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).

- 10 **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 AA, B, C, and D 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 and due to the character and visual amenity of the building and wider site, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

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

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

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

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/0834

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	13.05.2026
Block plan		NONE	13.05.2026
Section plan	A-A	NONE	13.05.2026
Elevation plan	Proposed Elevations	NONE	13.05.2026
Elevation plan	Existing Agricultural Building	NONE	13.05.2026
Floor plan	Proposed Floor Plan	NONE	13.05.2026
Floor plan	Existing Floor Plan	NONE	13.05.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 21.09.2026

Authorising Officer sign/initial Tamara Dale Date: 21.09.2026