



Horsham District Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

lisa

Surname

hillier

Company Name

Country Mice Nursery

Address

Address line 1

Country Mice Playgroup Station Road

Address line 2

Station Road

Address line 3

Town/City

HORSHAM

County

West Sussex

Country

United Kingdom

Postcode

RH138BN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Lisa

Surname

Hillier

Company Name

Country Mice Nursery

Address

Address line 1

26 ALLEY GROVES

Address line 2

COWFOLD

Address line 3

Rear of St.Peters School

Town/City

Cowfold

County

Country

GB

Postcode

RH138BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

450.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

We are seeking permission for an extension to our existing nursery setting measuring 4500mm by 7265mm. The proposed extension will provide a dedicated SEN room and a baby room, enabling us to continue meeting the growing childcare needs of the local community.

The extension will be located at the front of the building, allowing the existing width of the building to be maintained while bringing the building forward sufficiently to meet the needs of both our current and future children. This design has been carefully considered to ensure that we can expand our indoor provision whilst still maintaining a good-sized outdoor garden area for the children to enjoy and learn in safely.

The additional space will allow us to offer improved support for children with Special Educational Needs (SEN) in a calm and suitable environment, while also increasing our capacity to provide high-quality care for babies and young children. The extension will help ensure that local families continue to have access to safe, inclusive, and accessible childcare services within the community.

This development is essential to support the ongoing demand for childcare places and to enhance the nursery’s ability to provide an inclusive learning environment for all children.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is currently occupied and operated by Country Mice Nursery in Cowfold, West Sussex, which is a registered charity (Charity Number: 1000764). The nursery provides affordable, not-for-profit childcare and before and after-school wraparound care for the local rural community. The setting is governed by a management committee and supported through registration with the Charity Commission.

Country Mice Nursery currently offers care for children aged 2 to 11 years old, including wraparound care for pupils attending St Peter's School, Cowfold. The nursery plays an important role within the local community by supporting working families and providing accessible childcare services throughout the day.

In addition, we offer West Sussex HAF (Holiday Activities and Food) clubs during the summer holidays, helping to provide children with enriching activities and support during school breaks. We also offer funded childcare places for all eligible children without imposing minimum attendance requirements, and we do not charge any top-up fees. We are committed to continuing this approach to ensure families can access childcare without fear of financial implications or additional hidden costs.

The nursery will continue to provide all of the services it currently offers, as we pride ourselves on being there for all families within the community and supporting children of all abilities and needs. At present, the setting supports children with a range of additional needs, including ADHD, autism, and two children with very rare genetic disorders. The proposed extension will allow us to further improve our facilities and continue providing inclusive, high-quality care in an environment that meets the needs of both our current and future children.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Existing Materials and Finishes External walls: Timber frame construction with external cladding finish Cladding: Existing timber-style cladding in existing colour/finish

Proposed materials and finishes:

Proposed Materials and Finishes External walls: Timber frame construction to match the existing building Cladding: External cladding to match the existing nursery building in style, colour and finish The proposed front extension measuring 4500mm by 7265mm will be designed to closely match the existing nursery building to ensure the appearance remains consistent and in keeping with the surrounding area.

Type:

Roof

Existing materials and finishes:

Existing Materials and Finishes Roof: Existing pitched roof with felt roof covering

Proposed materials and finishes:

Proposed Materials and Finishes Roof: Pitched roof with rubber roof covering in a dark grey/black finish The proposed front extension measuring 4500mm by 7265mm will be designed to closely match the existing nursery building to ensure the appearance remains consistent and in keeping with the surrounding area, whilst improving the durability and longevity of the roof covering.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

"Existing and proposed plans and drawings, together with supporting information outlining the community need for the extension and proposed nursery facilities, have been submitted in support of the application."

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The proposed development is considered exempt from the Biodiversity Net Gain requirement under the 'de minimis' exemption as the application relates to a small-scale extension to an existing nursery building within an already developed site. The proposal consists of a front extension measuring approximately 4500mm by 7265mm and does not involve: The loss of priority habitat The removal of hedgerows Development on ecologically sensitive land Significant impact on wildlife habitats or biodiversity features The extension is being constructed within the existing nursery grounds and will retain the majority of the outdoor garden and play areas currently used by the children. The works are limited in scale and are not expected to result in any measurable adverse impact on biodiversity. Therefore, the development is considered to fall within the scope of the small site/de minimis exemption under the Biodiversity Gain requirements introduced by the Environment Act 2021.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☐ Yes
☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☐ Yes
☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of any individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of 1 of those owners.

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Albery House Number: Suffix: Address line 1: Springfield Rd, Address Line 2: Town/City: Horsham Postcode: RH12 2GB Date notice served (DD/MM/YYYY): 31/05/2026 Person Family Name:
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Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Miss

First Name

lisa

Surname

hillier

Declaration Date

22/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lisa Hillier

Date

31/05/2026