PLANNING COMMITTEE REPORT

TO:	Planning Committee
BY:	Head of Development and Building Control
DATE:	12th May 2026
DEVELOPMENT:	Extension to the visitor entrance building to house a new ticket sales area and café; Infilling roof to the former generator block courtyard, re-roofing of the Alpine House and internal/external reconfigurations and link extension; Single storey winter garden conservatory to the Stable Block; Terrace extension to the east and internal/ external reconfigurations; Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC extension, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes including to the forecourt of Leonardslee House.
SITE:	Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex, RH13 6PP
WARD:	Nuthurst and Lower Beeding
APPLICATION:	DC/25/1146
APPLICANT:	**Name:** Mr Adam Streeter **Address:** Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex, RH13 6PP

REASON FOR INCLUSION ON THE AGENDA: By request of Councillor Livingstone.

RECOMMENDATION: To approve full planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

1. THE PURPOSE OF THIS REPORT

1.1. To consider the planning application.

DESCRIPTION OF THE SITE

1.2. This application site is located in countryside to the south of Lower Beeding, within the grounds of, and intrinsically linked to, Leonardslee House (grade II listed) and its Grade I Registered Park and Garden of approximately 96 hectares. The historic interest of the site stems mostly from its association with Sir Edmund Loder who bred, collected and grew plants. The house and its parks and gardens are within the High Weald National Landscape (formally Area of Outstanding Natural Beauty).

1.3. The House, curtilage listed former stables and coach house and other buildings, as well as the rock garden to the west of the house are enclosed within the central part of the site. East of the house and grassland are the main parts of the gardens, set out on both sides of a steep valley with a row of man-made lakes down the centre. These gardens merge into woodland on Hogstolt Hill to the east. The gardens have been developed since 1801 and are made up of ornamental gardens, parkland, and woodland. The gardens are particularly noteworthy for their spring display.

1.4. Leonardslee House and Gardens is open to the public and operates as an historic visitor attraction, along with specific permissions to hold weddings etc in the House and hotel accommodation. The public re-opening of the Registered Park and Garden, with ancillary restaurant and café were dealt with under applications in 2014 and 2018 (ref. DC/12/1892 & DC/12/1893 and DC/18/0689 & DC/18/0687).

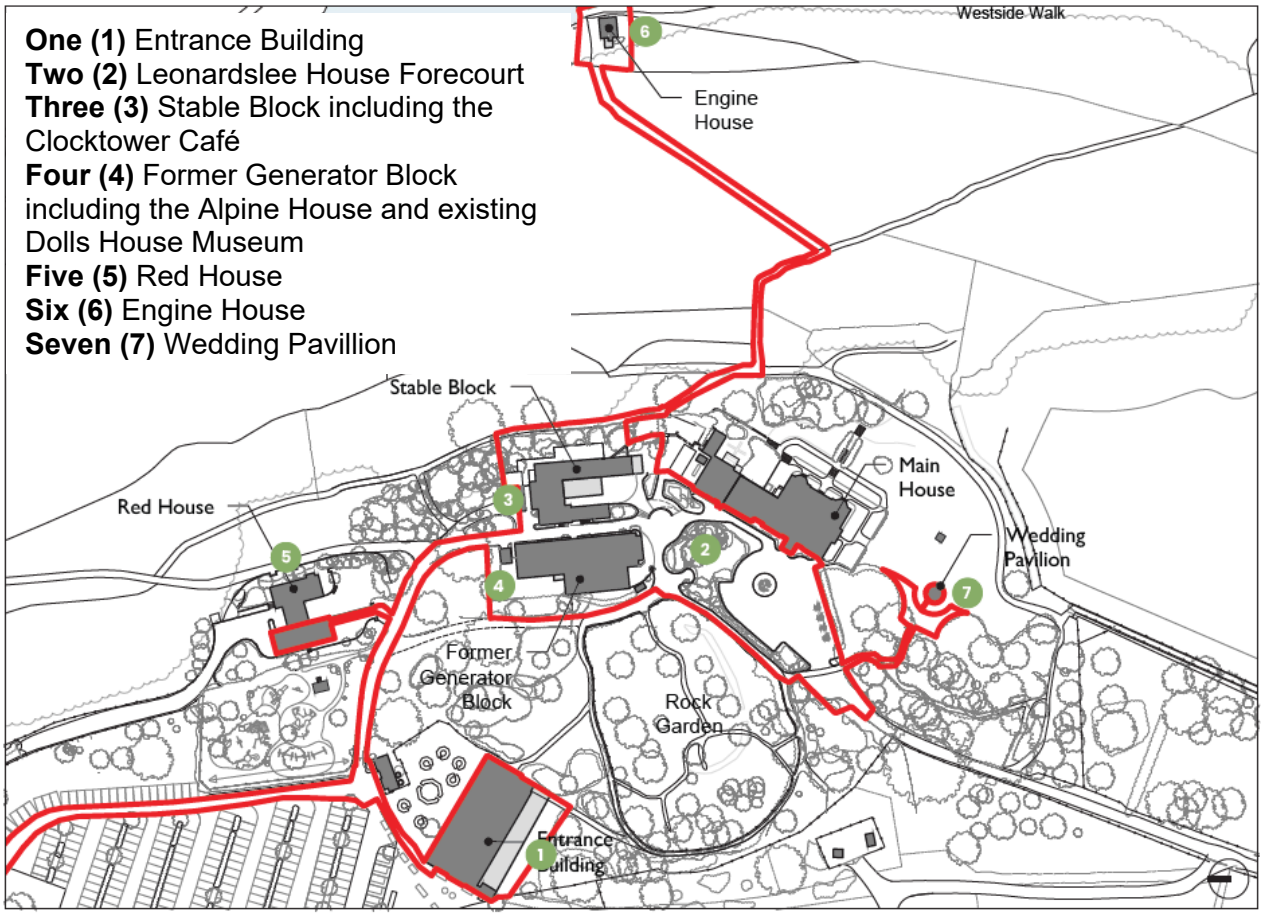
DESCRIPTION OF THE APPLICATION

1.5. This application seeks full planning permission to expand existing uses within the site and convert existing staff accommodation to expand the guest accommodation on-site. There are seven main elements ('interventions') to the proposal, and these are shown and summarised below, with further detail provided later under the Heritage and Design section of this report.

1.6. An extract from the submitted Statement of Business Intent confirms *'Since reopening in 2019, membership has grown to over 18,000, with over 250,000 visits to Leonardslee in 2024. We acknowledge that visitor numbers impact the gardens during peak periods, and so we have put in place policies to manage this. The business is seeking carefully managed future growth through an increased focus on quality of visitor experience, together with a more balanced stream of income throughout the year.'*

1.7. The Design and Access Statement sets out how the seven proposed interventions form part of the holistic vision for the estate and its future, and contribute towards providing an income that delivers on the conservation management and enhancement of the site's heritage assets. Within part 2.3 of the statement, it is clear the Applicant seeks to upgrade the site infrastructure and market offer to cope in times of peak usage and sales seasonality, as well as draw visitors in during off peak months (given current sales are driven by the seasonality of the garden display) and diversify the revenue sources, reducing the reliance on large scale events for income.

1.8. A Conservation Management Plan and its Addendum 'Leonardslee Park and Gardens Conservation Management Plan' have been produced to support the vision to help identify the best future uses within the site, which includes the seven proposed interventions. The nature and scale, form and detailing of all seven interventions have been subject to engagement and negotiated refinement with Historic England and The Gardens Trust and the district council, prior to the formal application submission.



One (1) Entrance Building

1.9. In the application submission, this building is also referred to as The Glasshouse or retail block. An extension is proposed to its southern elevation, extending behind the existing front elevation. The extension would be clad with horizontal timber cladding and glazing, to match the existing building's materials.

Two (2) Leonardslee House Forecourt

1.10. Landscaping works are proposed within the forecourt areas alongside alterations to the carpark.

Three (3) Stable Block

1.11. The Stable Block includes a new extension to Honey Cottage (to the east); the refurbishment of the Clocktower Café including a terrace extension to the east; addition of a glazed roof over the existing courtyard and a change of use from staff offices accommodation to guest accommodation.

Four (4) Former Generator Block and Alpine House

1.12. The proposed works include internal changes to the buildings to provide event space; the addition of a roof over the former generator block courtyard; re-roofing of the Alpine House and a link extension.

Five (5) Red House

1.13. The existing staff welfare is proposed to be relocated to the Red House. The Doll's House Exhibit is also proposed to be re-located here, nearer the play park.

Six (6) Engine House

1.14. The Engine House is located to east, by the lakes at the lower part of the site. The building as existing is in use as a café, with the terrace providing space for customers to sit. The proposal would extend the existing terraced area and extend the Engine House to add two W/C's.

Seven (7) Wedding Pavillion.

1.15. A new open-sided wedding pavilion with a total area of 24.6m^2 is proposed to the side of Leonardslee House with a white painted metal roof and ironwork supports and decorative railing.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 41 - Community Facilities, Leisure and Recreation

Lower Beeding Neighbourhood Plan (2025) (LBNP):
Policy 1: Biodiversity
Policy 2: Landscape Character

Policy 3: Green Infrastructure
Policy 4: Sustainability
Policy 5: Energy Efficiency
Policy 12: Design
Policy 17: Existing Employment Sites
Policy 18 Economic Growth

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
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
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

Planning Advice Notes:
Shaping Development in Horsham (HDC 2025)
Biodiversity and Green Infrastructure (HDC 2022)

Other guidance:
Horsham District Hotel & Visitor Accommodation Study by hotel solutions (July 2016)
High Weald AONB Management Plan 2024-2029
High Weald Planning Technical Advice Note: Dark Skies in the High Weald
High Weald National Landscape ‘Standing Advice’ (November 2025)

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/10/0813	Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations (Full Planning)	Permitted 24.06.2010
DC/10/0814	Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations (Full Planning)	Permitted 24.06.2010
DC/12/1892	Works to provide new car parking, new and adjusted access to A281 and B2110, alterations to the Red House, stables complex, museum block and engine house and 4 new timber structures associated with opening Leonardslee Gardens to the public (Full Planning)	Permitted 07.08.2014
DC/12/1893	Works to provide new car parking, new and adjusted access to A281 and B2110, alterations to the Red house, Stables complex, museum block and engine house and 4 new timber structures associated with opening Leonardslee Gardens to the public (Listed Building Consent)	Permitted 07.08.2014
DC/13/0818	Application for a new planning permission to replace extant permission DC/10/0813 (Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations) in order to extend the time limit for implementation (Full Planning)	Permitted 14.06.2013
DC/13/0828	Application for a new planning permission to replace extant permission DC/10/0814 (Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations) in order to extend the time limit for implementation (Listed Building Consent)	Permitted 14.06.2013
DC/18/0687	Interior and exterior alterations to Leonardslee House to facilitate the change of use of the basement and first floor to mixed A3 (restaurant and café use) and D2 (wedding and function use), retention of B1 (office use) to the first floor, installation of extract flue, the installation of 30 no. permanent footings to facilitate the construction of a temporary marquee for D2 (weddings and functions), and associated hard and soft landscaping works including external lighting.	Permitted 10.10.2018
DC/18/0688	Interior and exterior alterations to Leonardslee House including the removal of a mezzanine floor and wall partitions, infilling of non-original windows, new kitchen, toilets and exterior doors, restoration of fire places and chimney breasts, installation of extract flue, the installation of 30 no. permanent footings to facilitate the construction of a temporary marquee for D2 (weddings and functions), and associated hard and soft landscaping works including external	Permitted 10.10.2018

	lighting. (Listed Building Consent) (updated description)	
DC/18/0689	Change of use, restoration and extension of existing green house for use as a ticket office/gift shop, extension of toilet block, erection of new glass house to facilitate the creation of a kitchen garden, external works to existing car park to create a formalised parking arrangement, upgrade works to two of the existing access points and associated works and landscaping associated with the opening of Leonardslee House and Gardens to the public.(updated description)	Permitted 10.10.2018
DC/21/0227	Retrospective variation of condition 1 (approved plans) of DC/18/0689 (Change of use, restoration and extension associated with the opening of Leonardslee House and Gardens to the public) in relation to maintenance works to plantation woodland within visibility splays (condition 6) along western boundary with the A281.	Permitted 19.01.2022
DC/22/2229	Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting. Installation of new children's play area. Relocation of chicken enclosure. Amendments to road layout within the site, with associated enlarged and enhanced landscape buffer and reinstatement of hedge to A281 boundary. (Part-retrospective).	Permitted 10.07.2023
DISC/24/0014	Application for Approval of Details Reserved by Condition 6 (rectification works) and 7 (revised Conservation Management Plan and allied Conservation Garden Management Plan) to approved application DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking. Installation of new children's play area. Amendments to road layout within the site).	Permitted 01.04.2025
DC/24/0278	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Full planning Application).	Permitted 11.04.2024
DC/24/0279	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Listed Building Consent).	Permitted 11.04.2024
DC/25/0025	Non-Material Amendment to previously approved application DC/22/2229 (Construction of enlarged and rationalised car park overflow car parking) relating to condition 12, to amend the timing and location for the provision of the electric vehicle charging points for the redesigned car park.	Permitted 30.01.2025

3. OUTCOME OF CONSULTATIONS

3.1. 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.

INTERNAL CONSULTATIONS

3.2. **HDC Arboricultural Officer:** Comment
[Summary]
While designated as Ancient Woodland, the long-established use of the site as a botanical garden, together with associated historic landscaping works, has significantly altered original ground conditions and the proposals will not result in deterioration. The Arboricultural Impact Assessments (AIAs) & Arboricultural Methods Statement are a fair assessment of tree related impacts. All documents are supported by a Tree Protection Plan (TPP), satisfactory and proportionate to the works. Subject to full compliance with the TPP and the specified Arboricultural Method Statements (AMS), the arboricultural impacts are acceptable.

3.3. **HDC Conservation Officer:** No Objection
[Summary]
Overall ,would cause less than substantial harm to the significance of the gardens and house at the lower end of the scale. *'Would enable the gardens and house to be maintained into the future, ensuring public access. The NPPF is clear that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.*

3.4. **HDC Drainage Engineer:** No Objection
[Summary]
Following the submission of revised information the Drainage Officer raises no objection.

3.5. **HDC Ecology:** No Objection
[Summary]
Further amendments to be accounted for within the metric can take place post-consent as will not affect the net gain figures / to discharge the biodiversity gain condition.

3.6. **HDC Environmental Health:** No Objection
[Summary]
Reviewed all submitted information and documents in relation to ceiling heights, fire safety precautions, natural ventilation and lights.

The small scale of the extension to the visitor centre building is unlikely to be generate any significant additional noise.

All the other proposed development is *'well separated and screened from other residential occupiers. Leonardslee holds an existing premises licence which permits sale of alcohol and the holding of functions, including weddings'.* The Environmental Health and Licencing service has not received complaints *'regarding the holding of weddings or similar functions within the Leonardslee Gardens site'.*

Given the proximity of the Engine House to the lake it would be *'proportionate to require ground investigations in the vicinity of the Engine house to ensure no contamination of controlled waters occurs'.*

3.7. **HDC Landscape Architect:** Comment
[Summary]
Satisfied outstanding information can be secured by condition. Little to no visual change anticipated when appreciated from local footpath network. Changes are appropriate to context of the Registered Park and Garden; no concerns raised with likely effects on overall site character and wider area or visual amenity of area and garden users. Located within

High Weald National Landscape and partially abuts Ancient Woodland (AW), therefore further lighting information be secured.

3.8. **HDC Strategic Planning:** No Objection
[Summary]
Site recognised in Lower Beeding Neighbourhood Plan as an employment hub, 'key for local employment and tourism since reopening'. The site's role and uses are essential to its countryside location. Development which supports and enhances the viability and prospects of the house and gardens and the local and district economy while supporting and enhancing the sensitive local environmental context, would be appropriate.

OUTSIDE AGENCIES

3.9. **Archaeology Consultant:** No Objection
[Summary]
No significant impact on archaeological remains.

3.10. **Ecology Consultant:** No Objection
[Summary*]*
Prior to commencement applicant *'provide a precautionary working method statement to mitigate any potential impacts to great crested newts and their habitats, this can be included within a Construction Environmental Management Plan (CEMP) or submitted as an independent document'.*

3.11. **Environment Agency:** No objection
[Summary]
Subject to recommended conditions.

3.12. **Gardens Trust:** Comment
[Summary]
Echo support and comments made by The Sussex Gardens Trust and confirm satisfied with additional submitted information.

3.13. **Historic England:** Comment
[Summary]
Leonardslee Gardens is of exceptional interest and included on the Register of Parks and Gardens of Special Historic Interest in England at grade I.

Welcome preparation of the masterplan to enable *'proposals to be considered in a holistic manner and the way in which the applicant has responded to our pre-application advice'.*

Also *'welcome the preparation of a Conservation Management Plan, with its vision and series of actions to help conserve and enhance the gardens, while delivering it with a viable and sustainable future.*

As a garden needing a high degree of conservation maintenance, public presentation and which is also a highly seasonal asset', 'also recognise the need for sufficient levels of revenue to secure a well-managed, sustainable future of the fabric of the surviving historic features of Leonardslee across the year'.

'While the new visitor facilities and infrastructure would cause some harm to significance of the park and garden', 'consider that, in the main, efforts have been made to minimise this harm as much as possible, in line with paragraph 208 of the National Planning Policy Framework (NPPF).

In addition, the proposed heritage benefits, which will restore some lost historic elements can be weighed against any remaining harm, in the manner set out in paragraph 212 of the NPPF'.

3.14. **WSCC Fire and Rescue:** Comment
[Summary]
Providing all areas are within 45m of access, requirements met. Site Access Plan also indicates all access roads more than 3.1m wide, so fire appliance capable to attend all buildings.

3.15. **WSCC Highways:** No Objection
[Summary]
Local Highway Authority does not consider *'the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on' 'operation of the highway network, '*therefore not contrary to the NPPF (paragraph 115), and no transport grounds to resist.

3.16. **WSCC Lead Local Flood Authority:** Comment
[Summary]
HDC drainage be consulted.

3.17. **Sussex Gardens Trust:** Comment
[Summary]
'Further to our letter dated 13th October, representatives of Sussex Gardens Trust have studied additional documents recently submitted, in particular the Garden Planting Strategy (parts 1-4). The Trust is content with these documents.'

The proposal would reduce *'the pressures in the rock garden, this is a welcome change. The applicant has responded positively to previous comments made by the Gardens Trust. The Gardens Trust approve of the Vision Statement and its progression.*'

PUBLIC CONSULTATIONS

Representations:

3.18. Nine (9) letters of Objection have been received from nine (9) addresses with six (6) of these from addresses within the district, objecting to the application on the following grounds:

- *A meeting held regarding planning at Leonardslee confirmed no meetings will be held outside, but a wedding pavilion has been included in the proposal.*
- *Overdevelopment.*
- *Impact on general amenity, noise, light pollution.*
- *Traffic at unsociable hours and people walking along the roads.*
- *Driveways are used as car parks and parking issues are causing highway safety concerns.*
- *Impact on flora and fauna.*
- *Lack of communication with neighbours.*
- *Inappropriate rural development.*
- *The wedding pavilion would be detrimental to the view of Leonardslee House and its immediate setting from the south.*
- *The extended shop would result in a larger and more intrusive building.*
- *The further facilities in the Engine House will improve accessibility.*
- *The proposal would be detrimental to important plants (including rare rhododendrons, camelias and champion trees) and trees within the site including those below the bank of the café, in the Alpine Glass House and at the entrance. below the bank of the café. Some plants may not be able to be relocated.*

- *Some plants and trees are not labelled, and the management team may not be aware of their significance.*
- *The new toilets would be appreciated but care an attention should be made to protecting the trees.*
- *Disruption to wildlife.*
- *Highways and parking.*
- *Loss of general amenity*
- *Privacy, light and noise.*
- *Trees and landscaping.*

3.19. 59 letters for Support have been received from 57 addresses with 35 of these addresses from within the district, supporting the application on the following grounds:

- *An asset to Horsham and the local community.*
- *The proposal will create wider benefits for tourism, education, employment and the local economy in an area where options are limited.*
- *Encourage more visitors to the area.*
- *The Engine House toilets are a good location and a needed improvement as they are some distance from the existing facilities, which are also uphill.*
- *The gardens are peaceful.*
- *The site was once at risk of closing but the new owners have made positive improvements and the site has become a major destination and there is confidence in the future proposals.*
- *The wedding pavilion would be a good addition.*
- *The environmental impact will be considered.*
- *Improved visitor experience.*
- *The proposal would ensure the listed gardens and house stay accessible to the public and preserve assts previously closed to visitors.*
- *The amenity of the grounds will be improved without taking away from the naturalistic setting.*
- *An appropriate method to gain the income required to ensure the site remains viable in the long term.*
- *Moving the Dolls House Exhibition would not be detrimental.*
- *The right balance has been struck between preserving the historic character and enhancing the facilities.*
- *The proposal is sensitive to the heritage assets.*
- *The proposal considers neighbouring amenity alongside the environment shown by its approach to noise, light and landscaping.*
- *A replacement entrance building is required as the existing is too small and noisy it is also needed to prevent people waiting outside.*
- *It is sensible to use existing buildings.*
- *The phased design would minimise impacts on neighbours.*
- *The café expansion would not detract from views at the lake.*
- *The café and kitchen improvements are needed to meet increasing demand from events.*
- *Expanding the café facilities at the engine house does not detract from the general views and space around the lake.*
- *The kitchen and café need to be improved the meet increasing demand which has been generated by events.*
- *Staff and visitors need the toilet provision at the Engine House.*
- *Suggestion of more toilets near Mill House.*
- *The site is a source of calm and tranquillity.*
- *The proposal would contribute to many of the policies in the HDPF.*
- *Helps those with mental health issues.*
- *Good design.*
- *Loss of general amenity.*
- *Trees and landscaping.*

3.20. **Lower Beeding Parish Council**: Objection
'In principal the changes proposed to the visitor entrance and other ancillary buildings were supported however voice 'concerns on the proposals to increase the accommodation on site and the scheme to increase on-site weddings. 'This will bring more noise and light pollution and will affect' local residents. 'In a recent meeting the residents were informed that there would be no further weddings to be held on site. Therefore, the PC voted against this planning application unless there were severe restrictions placed on the wedding venue. i.e. timing / noise and light.'

3.22 Member Comments:
Request the application be considered by the Planning Committee as a number of residents have raised concerns in regard to parking, increased traffic, noise and light pollution as well as over development of the site.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

Background

6.1. The development plan relevant to this proposal comprises the Horsham District Planning Framework (HDPF, 2015), the 'made' Lower Beeding Neighbourhood Plan (LBNP, 2025) and The West Sussex Joint Minerals Local Plan. In accordance with planning law, these documents form the statutory development plan and the starting point for the assessment of the development proposals. The National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are material considerations relevant to the development proposals.

Rural Location

6.2. HDPF Policy 26 protects areas outside built up area boundaries (BUAB), their rural character and undeveloped nature of the countryside against inappropriate development. Any proposal must be essential to need for a countryside location and meet one of a set criterion.

6.3. Policy 26 further requires proposals to be of an appropriate scale to its countryside character and location. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside and protects and/or

conserves and/or enhances the key features and characteristics of the landscape character area in which it is located.

Economic Development and Tourism Provision

6.4. Paragraphs 85 - 89 of the NPPF relate to economic development, including development in the countryside. NPPF Paragraph 85 sets out that significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

6.5. NPPF paragraph 88 provides that planning policies and decisions should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed, new buildings; c) sustainable rural tourism and leisure developments which respect the character of the countryside.

6.6. NPPF Paragraph 89 recognises that, in order to meet local business and community needs, sites in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well serviced by public transport. In such circumstances, Paragraph 89 establishes, that it is important to ensure that development is sensitive to its surroundings, does not unacceptably impact local roads and exploits any opportunities to render a site more sustainable.

6.7. HDPF Policy 10 provides specific support for rural economic development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity. Proposals should be appropriate to their countryside location and should either contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy 'contribute to the wider rural economy'. Additionally, HDPF Policy 10 requires proposals to either:

a) Be contained wherever possible within suitably located buildings which are appropriate for conversion; or
b) Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved.

6.8. LBNP Policy 18 (Economic Growth) and LBNP Policy 17 (Existing Employment Sites) provides support for employment uses and proposals which seek to maintain and/or expand existing businesses where they would be in keeping with the character of the area, would not have an unacceptable impact on the amenity of nearby residents, and would not have an unacceptable impact on highways safety.

6.9. HDPF Policy 11 encourages measures which promote tourism and enhance local cultural facilities, including rural diversification, and sets out that such development should be of a scale and type appropriate to the location and should increase the range, or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the district. Allied to Policy 11, The Horsham District Visitor Accommodation Study (July 2016) outlines the district is well-placed to capitalise on the projected growth in domestic short break and overseas tourist markets and the increasing demand for family and friend get togethers, celebrations, and weekends away. The study concludes there is insufficient provision of all forms of visitor accommodation in the district, with potential in rural parts of the district to upgrade existing facilities through provision of high-quality holiday accommodation.

6.10. Leonardslee Lakes and Gardens and its wider estate has been the subject several planning permissions since 2018 associated with its reopening to the public and to host events. The

cumulative impact of these permissions does need to be considered when judging the acceptability of future facilities to the estate to service these.

6.11. The proposal would further expand the existing offer at Leonardslee Gardens, with a focus on-site food and beverage offer and overnight accommodation. Officers consider the proposal would result in an improved leisure offer for visitors, benefiting the local economy through supply chain and tourism related employment. Given the existing site use as a visitor attraction, the additional facilities ancillary to this existing use are in an appropriate location to promote recreation within and enjoyment of the countryside, encouraging tourism in the district, and maintaining a sustainable use for the site. Officers therefore consider the principle of the development would accord with criteria 4 of HDPF Policy 26, enabling the sustainable development of rural areas and support rural economic development in accordance with HDPF Policy 10 and 11 and LBNP Policies 17 and 18 (with further discussion on neighbouring amenity, design and appearance and highway safety addressed later in this report).

High Weald National Landscape

6.12. National Planning Policy paragraph 189 instructs great weight to be given to conserving and enhancing landscape and scenic beauty in National Landscapes and paragraph 190 instructs that when considering applications for development within National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

6.13. HDPF Policy 30 sets out that development proposals should have regard to The High Weald AONB Management Plan (2024-2029) which, amongst other things, makes specific reference to special qualities of the High Weald Area National Landscape and Objectives to conservation and enhancement of these qualities to improve wildlife, natural beauty, and cultural heritage and, if necessary, providing mitigation or compensation measures. Section 245 of the Levelling Up and Regeneration Act 2023 (LURA) seeks to further the statutory purpose of National Landscapes. HDPF Policy 25 promotes development that protects, conserves and enhances the landscape from inappropriate development.

6.14. As set out in the Management Plan, historic parks and gardens are identified in Key Characteristics of the locally distinctive and nationally important features which enrich people's experience of the High Weald. The Management Plan goes on to identify five issues are identified with this key characteristic, including 2) increasing visitor numbers with demand for more infrastructure around popular sites and 4) development including traffic, noise, and light pollution, degrading tranquil and dark qualities. As set out in the Management Plan, relevant Objective OQ3 is to develop and manage access to maximise opportunities for everyone to enjoy, appreciate and understand character while conserving its natural beauty, and Objective OQ4 is to protect and promote the perceptual qualities that people value, including no loss of dark skies or tranquillity.

6.15. The proposed interventions are set within a valley location clearly relating to the manicured gardens and artificial ornamental lakes; providing separation with the higher land east of the lakes, which forms part of the wider Leonardslee estate. An area of ancient woodland is located to the east of the site, inclusive of the Engine House. The application is supported by a Landscape and Visual Appraisal and following review, the Council's Landscape Architect confirms that subject to a sensitive lighting strategy which accords with the High Weald AONB Management Plan and allied technical guidance, no concerns are raised with the principle of development or likely effects on the overall character of the site and wider area or visual amenity of the area and users of the gardens, subject to conditions securing hard and soft landscaping details; and a landscape management and maintenance plan and lighting plan.

6.16. To ensure compliance with planning policy and the LURA test, Officers have secured from the applicant commitments to specific benefits that align with priorities of the High Weald Management Plan, in particular the people and access principles and investment priorities 2029 which includes: 'keeping bridleways and footpaths clear, ensuring paths, gates, bridges and benches are in working condition, and signposts and other signage are maintained' in furtherance of National Landscape purposes, as set out below:

High Weald Management Plan Objective- Aesthetic and Perceptual Qualities	Proposed Benefit and Fulfilment Method	How Will This be Secured
Objective PQ1:*'To increase opportunities for learning about and celebrating the High Weald's character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald.'*	Additional interpretation boards within the gardens are proposed and the reinstatement of the Engine House chimney would help tell the story of the site history and development.	Planning Condition
Objective PQ2:*'To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity.'*	An Enhanced Woodland/Heathland Management Plan has been proposed to provide interpretation boards, enhance viewpoints, including the last remaining view of Leonardslee House from the lakes; wayfinding pathways on the east side of the lakes and an appraisal of the route for additional seating. The above would allow for a greater appreciation of the view and an increase in the number of people who can experience different and longer views.	S106 Agreement
Objective PQ3:'*To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the enjoyment of natural beauty by all.'*	New sign posting highlighting the most accessible routes into the site are proposed, improving the sites access for visitors. A longer 4k loop route is proposed, spreading visitors out through the site and providing the opportunity for visitors to experience more of the gardens and the High Weald National Landscape. Maps of this longer route and others are proposed to help inform people of the extend of the paths, improving legibility of the routes.	Planning Condition and S106 Agreement

6.17. Using the Proforma assessment test adopted by the High Weald National Landscape Unit, Officers judge the nature, scale and extent of the proposed development with its resultant impacts limited and localised in their nature, would not constitute 'major' development in the context of the High Weald National Landscape, and there is no requirement to demonstrate exceptional circumstances in the public interest to permit the development. The NPPF is clear that this is a matter for the decision-maker.

6.18. Subject to conditions, in particular securing sensitive lighting design in recognition of protection of Dark Skies, alongside commitments to enhance and improve visitors experience and access to the High Weald National Landscape, the proposals would satisfy the LURA test and satisfies local and national policy in these regards.

Heritage and Design

6.19. Leonardslee House is Grade II Listed and the cluster of buildings around the Stable Block are curtilage listed. The entrance building is not listed or curtilage listed. The gardens are a Registered Grade I Historic Park and Garden.

Policy

6.20. S.66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to preserving a listed building or its setting. This statutory duty is reflected in the requirements of the NPPF which, amongst other provisions, requires that great weight be given to the conservation of a designated heritage asset (para 212) and that any 'less than substantial' harm should be weighed against the public benefits of the proposal (para 215). HDPF Policy 34 states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

6.21. HDPF Policies 32, and 33 set out that proposals should consider development seeking to provide an attractive, functional and accessible environment that complements locally distinctive character. 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 surroundings. LBNP Policy 12 supports development proposals which are in keeping with the local vernacular traditions and materials.

6.22. As previously detailed, the proposal is for a series of interventions (1-6) across the gardens, including, principally, to extend and amend a variety of buildings at the site, erect a permanent wedding pavilion and introduce guest accommodation within the Former Generator Block. The Council's consultant Archaeologist notes the development applied for is unlikely to significantly impact on any below ground archaeology that might be present.

6.23. The extension to the existing unlisted entrance building (intervention 1) adapts a simple structural design. It would extend along the full width of the existing building, its scale and form justified on the basis of its function; to provide additional space for a 'grab and go' food offer and remodelled ticket desk, and thereby focus visitor pressure away from the historic core of the gardens, and within an area that has undergone modern change. Historic England confirms this intervention would have a relatively low level of impact on the significance of the park and garden.

6.24. Works to Leonardslee House forecourt (2) comprises landscaping and wayfinding to provide a new arboricultural collection area, with planting to reinstate historic screening. The landscaping scheme, a new crossing between the two Pulhamite rockwork enclosures and the restoration of a historic pathway mitigate the harm identified in retention of parking within the house forecourt. Historic England judge this as improvement to the existing situation.

6.25. The Stable Block (including Clocktower Café) (3) intervention comprises a new extension and conservatory to Honey Cottage (to the east) and change of use from staff offices and staff accommodation to guest accommodation; and the refurbishment of the Clocktower Café including a terrace extension to the east.

6.26. The extension to Honey Cottage reflects the existing building with stone and slate roofing to match existing and an external patio to provide level access to the building interior. The conversion works involve limited exterior change, with the internal alterations to realise layouts to suit visitors needs. These amendments are judged to be sensitively designed and appropriate in the context of the existing buildings; Historic England have not raised concerns.

6.27. On extending the Clocktower Café, the works to the internal courtyard would still enable the historic features of the stable block and its courtyard to be appreciated *(*courtyard cobbles to be retained*).* The design approach here is to allow visitors to experience the differences between the new structures and the historic yard space retaining an understanding of being "outside" within the gardens whilst being shielded from the weather.

6.28. The Clocktower Café works include a new timber terrace overlooking the gardens. The function of the terrace is café space and creation of an elevated vista to appreciate the gardens. The district Conservation Officer confirms the terrace would result in some loss of historic fabric to the stable block, but this is balanced against reinstatement of historic features (mitigations and enhancements) to the stable block building. The terrace would also result in some visual and ambience intrusion. However, these impacts occur within an area of the gardens subject to existing visitor footfall. A recommended site-wide lighting condition would avoid harmful levels of lighting.

6.29. Works to the Former Generator Block and Alpine House (4) involve reconfiguration of the interior space of these buildings, with the addition of a roof over the former generator block courtyard and re-roofing of the Alpine House and a link extension. This intervention is to repurpose both buildings, with the existing Dolls House Exhibition relocated to the Red House, to create an event space with centralised WC provision, kitchen and servery. The Alpine House planting beds associated with this building's historic horticultural use, would be retained and restored. The new roof to the Alpine House would be primarily glazed retaining the existing opening window arrangement with a new green profiled metal roof to be added to the existing structure. The link extension is a discrete element, clad in black painted timber, to the rear of the Alpine House. The generator block courtyard roof would be a standing seam zinc roof, reflecting the worked garden heritage of the site with the courtyard enclosed. The district Conservation Officer, whilst noting introduction of exterior windows in the Generator Hall, confirms support for the reconfiguration which overall, is judged sympathetic.

6.30. Internal alterations to the Red House (5) reconfigure the space to allow for the Dolls House Exhibition to be re-located and the incorporation of staff accommodation at first floor and staff shower facilities at ground floor. HDC's Conservation Officer has not raised concerns about these works.

6.31. The Engine House (6) located by the lakes at the lower part of the site, is currently in use as a café, with the terrace providing space for customers to sit. The proposal would extend the existing terraced area and extend the Engine House for W/C provision. The proposed scale and form of the building works reflects the historic function of the engine house and is balanced against the benefit of the reintroduction of a chimney feature, which is identified as a mitigation by Historic England with their support.

6.32. The Wedding Pavillion (7) is proposed to the side of Leonardslee House with a white painted metal roof; painted ironwork railings and supports with a stone base and concrete foundations. The district Conservation Officer judges this not to be an unexpected addition to a building of this quality, providing interest and covered outdoor space for visitors. It would be suggested therefore that the structure would not result in harm to the setting significance of the house and gardens.

6.33. Certain interventions detailed above require change to planting within the gardens, with some precision removal. The Gardens Trust has not raised concerns about the impact of the

proposal on the plant collection in their comment. Indeed, The Trust welcomes the in-depth approach to the proposal and the safeguards secured in the Conservation Management Plan, of which compliance with has been secured by condition.

6.34. Historic England confirm Leonardslee Gardens is of exceptional interest as a registered Grade I historic park and garden with its main house Grade II Listed. Its significance lies as one of the best examples of a plantsman's garden in the South of England, according to Historic England.

6.35. Historic England consider the proposal would cause less than substantial harm at the lower end of the scale. Historic England raises no objection to the application on heritage grounds as while the new visitor facilities and infrastructure would cause some harm to significance of the park and garden, in the main, efforts have been made to minimise this harm as much as possible, in line with paragraph 208 of the NPPF, and in addition, the proposed heritage benefits, which will restore some lost historic elements can be weighed against any remaining harm, in the manner set out in paragraph 212 of the NPPF.

6.36. In accordance with paragraphs 215 and 216 of the NPPF, your Planning Officers are required to balance harm to significance against the public benefits of the proposal. The proposal would support rural economic development and tourism through the enhancement and additional provision of facilities at the site. Historic England have also referred to the provision of a viable and sustainable future for the long-term conservation of Leonardslee. On balance, Officers consider these public benefits outweigh the identified less than substantial harm to this heritage asset that would result.

6.37. Historic England make specific reference in their assessment to the proposed heritage benefits of the proposal stating they include:

- *'the re-instatement of the top of the chimney on the small engine house, which is a key element of its significance and would provide a visual marker in the gardens;*
- *improvements to landscaping at the front of the house and a reinstated pathway between the Pulhamite features;*
- *enhanced woodland/heathland management on the east side of lakes which could be supported by grant funding from the Countryside Stewardship Scheme; and*
- *wayfinding pathways on the east side of lakes, as well as viewpoints, seating and interpretation boards.'*

6.38. These benefits are to be secured and delivered in a timely manner (in accordance with the short-medium-long term objectives and Aims of the Conservation Management Plan) through S106 provisions or by condition.

Trees:

6.39. The Council's Tree Officer raises no concerns, and confirms the trees proposed to be removed throughout the site (10 trees and part of groups 13 and 15- all category B and C) are acceptable with the trees to be retained appropriately safeguarded.

6.40. Two low quality hedges are to be removed at the Engine House, two trees, a hedgerow and part of a group of trees are two be removed within the forecourt of Leonardslee House, two category B trees are proposed to be removed and a portion of a group of trees at the Stable Block along with one category B tree and four This is subject to recommended condition securing adherence to the submitted Arboricultural Impact Assessments/Method Statements/ Tree Protection Plans to ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site.

6.41. The Engine House intervention is on land identified to be Ancient Replanted Woodland, two low-quality category C hedgerows are proposed to be removed, no trees are proposed to be

removed from this area. The Tree Officer is satisfied that given the use of the site and historic landscaping work, the original ground conditions have altered significantly and there are no trees within distance of this intervention to pose a constraint, and the works would not result in the deterioration of the Ancient Replanted Woodland. Given this the proposal is not considered to result in the loss and deterioration of irreplaceable habitat in compliance with paragraph 193(c) of the NPPF.

Residential Amenity:

6.42. HDPF Policy 33 seeks to ensure development does not result in unacceptable harm to the amenities of nearby occupiers/users of land, in terms of privacy, the receipt of natural light and/or disturbance.

6.43. LBNP Policy 18 supports development relating to employment uses where proposals have no significant detrimental impact on residential amenity.

6.44. The proposal evolves existing provisions at the site and adds a permanent wedding pavilion (temporary consent for a pavilion/marquee having being granted under DC/18/0687) and the addition of short-term holiday lets to expand the existing overnight stay offer at the site.

6.45. The location of these interventions is well within the site. Whist the wedding pavilion is set at a higher land level than the neighbouring properties, it is set some distance from these neighbouring properties (approximately: 257m from Selhurst Gardens; 260m from Leonardslee Lodge and 280m from Hill House Bungalow). The Council's Environmental Health Officer (EHO) confirms the site already benefits from a premises licence for the holding of functions, including weddings and that the department has not received complaints regarding the holding of weddings or similar functions at the site. The EHO does not raise concerns about any of the proposed interventions resulting in any significant noise harm.

6.46. The previously permitted temporary marquee was located adjacent to Leonardslee House and had a floor area of approximately 308m^2. The submitted Design and Access Statement and confirms that this marquee has been removed and a smaller offering in the form of the pavilion is proposed under this application. The proposed wedding pavilion is considerably smaller in scale with a total floor area of 24.6m^2. The proposed pavilion, while providing shelter to those getting married and key persons, is open sided and no permanent seating has been provided. The applicants have confirmed that it is to support weddings held within the main house and that it is not intended to be used in conjunction with a marquee.

6.47. Nonetheless, Officers note the concerns raised in representations about the permanent wedding pavilion, so in anticipation of any impacts arising, it is judged prudent these are managed appropriately by the Estate owners through a management and responsibilities plan, the details of which are to be secured by condition. A condition preventing the use of external or amplified music before midday and after 21:00 has also been secured by condition.

6.48. With these safeguards in place, the proposed development applied for is not considered to result in unacceptable impact on neighbouring amenity.

Highways Impacts:

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

6.50. In 2023 (ref DC/22/2229) permission was granted for an enlargement and rationalisation for the existing car park. The Travel Plan Assessment confirms the existing main carpark has

330 spaces and the overflow car park has 175 spaces and the site has 5 electric vehicle car charging spaces and 16 bicycle stands.

6.51. WSCC Highways have reviewed the submitted information, including revisions to the Travel Plan Statement and bus stop provision, and do not raise objection to the proposal. They confirm they do not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. While WSCC Highways secure the provision of *'secure cycle parking in accordance with the plans and details submitted to the Local Planning Authority'* the Travel Plan Statement does not include the provision of additional spaces and as part of the carpark re-design in 2023 (ref DC/22/2229) cycle parking provision was secured. Officers are satisfied the cycle parking at the wider site is reflective of demand and no further expansion is required. Electric vehicle parking within the Leonardslee House forecourt have been secured, details to be agreed by condition.

6.52. Improvements to the footpath connecting the northern vehicular entrance to the site with the northbound bus stop are proposed on the A281 Long Hill. These include a pedestrian crossing with dropped kerbs and tactile paving improving access to and from the site and northbound stop, alongside a section of proposed footway at the existing northbound stop. These works and the Travel Plan Statement are to be secured by way of a S106 agreement.

Ecology:

6.53. HDPF Policy 31 seeks to protect the natural environment of the district against inappropriate development and encourage opportunities to enhance green infrastructure and biodiversity.

6.54. The Council's Consultee Ecologist confirms no ecological objection, subject to conditions securing the works are carried out in accordance with the details within the Preliminary Ecological Appraisal. A Biodiversity Enhancement Strategy and a Wildlife Sensitive Lighting Design Scheme have been secured by condition as recommended by the Council's Ecologist.

6.55. The District Newt Licensing Officer has also commented on the application, confirming that a pre-cautionary working method statement is required for the site to mitigate any potential impact on Great Crested Newts.

6.56. Subject to above recommended conditions, the proposal accords with HDPF Policy 31.

Water Neutrality:

6.57. A 2021 Natural England Position Statement identified 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. Consequently, 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.

6.58. 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.

6.59. 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.

6.60. 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.

6.61. Accordingly, Officers consider the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk:

6.62. Policy 38 (3) of the HDPF states *'Where there is the potential to increase flood risk, proposals must in corporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.'*

6.63. Following the provision of a revised Flood Risk Assessment and Drainage Strategy with an updated rainfall methodology, HDC's Drainage Officer has confirmed that she has no objection to the strategy which utilises, with the exception of the Engine House, the existing private drainage network for the site including new connections where required. The Engine House has no existing formalised drainage and a new network is proposed with surface water and treated foul water to be discharged to the manmade lakes to the east of the building. Compliance with this strategy is secured by condition.

Other Matters:

Contaminated Land:

6.64. The Environment Agency recommends conditions to be secured, which include a remediation strategy, verification report and information on any previously unidentified contamination.

Climate Change:

6.65. HDPF Policies 35, 36 and 37 require 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 the NPPF that local plans and decisions seek to reduce the impact of development on climate change. LBNP Policies 4 and 5 supports proposal which incorporate sustainable measures to adapt to climate changes impacts and maximise energy efficiency of new buildings. LBNP Policy 19(7) requires new residential development to utilise no more than 110 litres of mains water per person per day and for non-domestic buildings to achieve a minimum standard of BREEAM 'Excellent' within the water category.

6.66. The submitted Design and Access Statement includes an outline energy strategy. In the strategy the replacement of the existing boiler of the Former Generator Block with an air

source heat pump and a new air source heat pump for the Entrance Building are proposed. Details of the pumps have been secured by condition.

6.67. The following measures are secured by condition / obligation to build resilience to climate change and reduce carbon emissions:

- Water consumption for guest and staff accommodation is limited to 110 litres per person per day.
- A Travel Plan including sustainable travel options.
- Highways works to improve the footpath and crossing outside the site.
- Electric vehicle car charging points within the forecourt of Leonardslee House.
- A Water efficiency strategy.

Biodiversity Net Gain

6.68. 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 may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

6.69. 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.

6.70. The Applicant has submitted a Biodiversity Metric which demonstrates a 10.43% net gain is achievable by way of significant onsite biodiversity gains. The applicant has agreed to a legal agreement and a draft is underway securing the maintenance and monitoring of the significant onsite biodiversity gains for the required 30 years.

S106 Agreement:

6.71. An Officer's draft Heads of Terms has been exchanged with the applicant, with the below listed either off-site or within the wider Leonardslee Estate, all subject to a timetable for implementation to be agreed with the Local Planning Authority.

- Woodland/heathland management plan for the east side of the lakes.
- Details and provision of wayfinding paths on the east side of the lakes, as well as viewpoints, seating and interpretation boards.
- Replacement fencing around the southern Pulhamite Structure.
- Provision and implementation of a 4k signposted path around the site.
- Provision of new signposting demonstrating the most accessible route into the garden and provision of maps for this route and other longer routes.
- Uncontrolled pedestrian crossing (dropped kerb/tactile) of A281 and footway linking to northbound bus stop), in accordance with drawing titled Footway Improvements and numbered 13294/2300 Rev P1.
- Travel Plan and monitoring fee of £1,695.
- Provision of onsite BNG

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
	469	2107	469
		Total Gain	**469**
		Total Demolition	**0**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change. Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development. In the event planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Conclusions and Planning Balance:

6.72. Leonardslee Gardens is a heritage asset of exceptional interest as a Registered Grade I Historic Park and Garden with its main house Grade II Listed. Its significance lies as one of the best examples of a plantsman's garden in the South of England, according to Historic England. Following advice from statutory consultees Historic England and The Gardens Trust, the proposals have been subject to extensive amendment and refinement, informed by the previously approved and updated site-specific Heritage Appraisal and Conservation Management Plan and Graden Conservation Management Plan, and subject of master planning. The proposal is considered an appropriate extension and addition to the existing use of the site, supporting and expanding its provisions. The design approach considers carefully the heritage assets alongside the High Weald National Landscape and specific benefits have been provided to mitigate harm.

6.73. Nevertheless, less than substantial harm (at the lower end of the scale) has been identified to the significance of designated heritage assets therefore decision makers are required to balance this harm against the public benefits of the proposal, accordance with paragraph 215 of the NPPF. This exercise requires, where appropriate, securing the optimum viable use of the asset whilst ensuring that great weight has been given to the conservation of the site's Heritage Assets inclusive of listed Leonardslee House and the Registered Park and Gardens themselves. Public benefits may include anything that delivers economic, social or environmental objectives. In this case, Officers advise that the public benefits arising from the economic and tourism benefits of the proposal, along with the other lesser recreational and social benefits, are sufficient to outweigh the limited harm identified harm to these heritage assets.

6.74. The concerns raised by third parties in relation to neighbouring amenity have been acknowledged; however, it is considered any additional impacts of the wedding pavilion would not be significant and can be suitably managed by way of condition.

6.75. For the reasons set out in the preceding paragraphs of this report, it is judged the proposal is in accordance with the current development plan. As national policy instructs, significant weight is placed by your Officers on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (para. 81). Having regard to all matters officers recommend that planning permission be granted.

7.0 RECOMMENDATIONS

7.1 That planning permission is approved, subject to the completion of a s106 legal agreement and the following conditions:

Conditions:

1 **Approved Plans**

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 herby permitted shall commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

(a) Details of site management contact details and responsibilities;
(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
    i. location of site compound,
    ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
    iii. site offices (including location, height, size and appearance),
    iv. location of site access points for construction vehicles,
    v. location of on-site parking,
    vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development hereby permitted shall commence until a phasing plan, to cover a maximum of ten years form the date of this permission, has been submitted to and approved in writing by the Local Planning Authority setting out the timeline for works to each of the application buildings and other associated works ('interventions') within the land edged red and blue (denoting application site and land within the applicant's ownership) hereby permitted.

No relevant works shall commence for each intervention on the phasing plan until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights. These drawings must show:
    - materials
    - decorative/protective finish

- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

iii) Balustrades and railings

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.

d) Details of any air source heat pump(s)

e) The following details shall be provided:

- Improving the connection between the Pulhamite structures with a new connecting path across the entrance road to Leonardslee House.
- Reinstating based on archive information the missing roof to the former generator block hall.
- Reinstating the historic chimney to the Engine House to improve legibility of its historic use within the Gardens
- The Stable Block courtyard cobbles will be carefully recorded, and the arrangement repaired and reinstated to expand the cobbles in place of tarmac.
- General refurbishment of the Stable Block cottages, with traditional materials and repair methods and unblocking fireplaces.
- Improving signage / wayfinding throughout the gardens and adding interpretation around Leonardslee House and within the gardens.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building and gardens, are not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to provide benefits to the National Landscape to comply with Policy 30 and 34 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: No development hereby permitted shall commence until a precautionary working method statement has been submitted to and approved in writing by the Local Planning Authority. This is to include details of reasonable avoidance measures for great crested newts. The development shall proceed in accordance with the approved measures, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the survival and protection of species, including great crested newts and their breeding/resting places, protected by legislation and notable species that may otherwise be affected by the development in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and

allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Commencement Condition**: No development herby permitted shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.
2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
3. A tiered risk assessment using the results of the site investigation referred to in (2).
4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the written 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).

7 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation have been submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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).

9 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015) Policy 1 of the Lower Beeding Neighbourhood Plan (2025), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first used until 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:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with ecological enhancement measures set out in the Preliminary Ecological Appraisal by Temple, received on 30/10/2025
- Supplier information for plant stock - only locally sourced planting stock should be used in proximity to AW and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock

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 (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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) and Policies 2 and 3 of the Lower Beeding Neighbourhood Plan.

11 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015) Policies 2 and 3 of the Lower Beeding Neighbourhood Plan.

12 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used or brought into use until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

The design shall be based on guidance from High Weald Planning Technical Advice Note: Dark Skies in the High Weald and The Bat Conservation Trust guidance note 08/23.

As per the High Weald AONB Management Plan requirements, the following information is requested:

- Location of lighting elements for all proposed development areas, including the wedding pavilion if proposed.
- Lux levels plan to also include existing lighting present on site.
- Colour temperature, direction and light fitting design for all proposed lighting elements.
- Information regarding motion/proximity sensors if proposed.

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds within the National Landscape in accordance with Policies 25, 30 32 and 33 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation (Use) Condition**: No part of the entrance cafe and/or guest accommodation hereby permitted shall be first used until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the entrance cafe and/or guest accommodation development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities and ensure that the significance of the designated heritage assets, are not prejudiced in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation (Use Wedding Pavillion) Condition**: No part of the wedding pavilion hereby permitted shall be first used until a Management and Responsibilities Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Hours and frequency of use.
- Noise management information including amplified music.

No use of the wedding pavilion shall occur unless in accordance with the approved Management and Responsibilities Plan.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a scheme for the provision of electrical vehicle charging points within the carpark to the front of Leonardslee House has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first use of the development herby permitted 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).

16 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

17 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a Water Efficiency Strategy has been submitted to and approved in writing by the Local Planning Authority. The relevant parts of the development shall not be brought into first use until the Water Efficiency Strategy for that part of the development has been implemented.

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 Policy 19 of the Lower Beeding Neighbourhood Plan (2025).

18 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays, Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Garden Entrance, Honey Cottage, Clock Tower Café and Village Centre) Version 1.0 (Temple Group Ltd., April 2025) and the Precautionary Working Method Statement (Ramboll, December 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 1 of the LBNP.

20 **Regulatory Condition**: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: 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).

21 **Regulatory Condition**: The residential accommodation hereby permitted at Carriage Cottage (previously staff offices) shall, when occupied as holiday accommodation be managed in accordance with the following:

- The accommodation shall be occupied for holiday and short-term let purposes only;
- The accommodation shall not be occupied as a person's sole, or main place of residence;
- The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- The accommodation shall at all times be managed and supervised by Leonardslee Gardens;
- The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation given its countryside location in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition**: All works shall be executed in full accordance with the Flood Risk Assessment and Drainage Strategy Parts 1-5 25087-FRA-RP-01 | C03

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).

23 **Regulatory Condition**: The guest and staff accommodation hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National

Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

24 **Regulatory Condition**: All works shall be executed in full accordance with the Conservation Management Plan Revision 2 dated 13th of March 2023 and the Leonardslee Park and Gardens Conservation Management Plan Addendum dated February 2025.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the buildings and garden, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement/Tree Protection Plans:

- Proposed Stable Block, Leonardslee Park and Gardens V1.0, dated 26/06/2024
- Main House Forecourt Landscaping Alterations, Leonardslee Park and Gardens V2.0, dated 09/06/2025
- Former Generator Block, Leonardslee Park and Gardens V2.0, dated 09/06/2025
- Visitor entrance building extension V1.0, dated 25/06/2025
- The Engine House, Leonardslee Park and Gardens V1.0, dated 26/06/2024

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

26 **Regulatory Condition**: No external amplified music or public address systems (relating to any activity/function within the wedding pavilion) shall be used except between the hours of midday and 9pm.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **Regulatory:** All works shall be executed in full accordance with the Garden Planting Strategy 12995-LUC-XX-XX-RP-L-0702 Version 6 dated 10th of November 2025.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, is not prejudiced and the proposal is sympathetic to the landscape character and in the interests of visual amenity, and to comply with Policies 33 and 34 of the Horsham District Planning Framework (2015).

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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Irreplaceable Habitat
When the onsite habitat includes irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024), there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the irreplaceable habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

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.

Informatives:

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: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of he above offences, it is possible to apply for a derogation licence from Natural England or opt into the Horsham District Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highways Agreement Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

8. USE OF AI

8.1 This report has not been prepared with the support of artificial intelligence tools.