



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0272

Holmbush Farm, Crawley Road, Faygate, West Sussex, RH12 4SE

DESCRIPTION:

Part-retrospective change of use from agricultural to mixed use comprising agriculture and education / training workshops, including external alterations

RELEVANT PLANNING HISTORY:

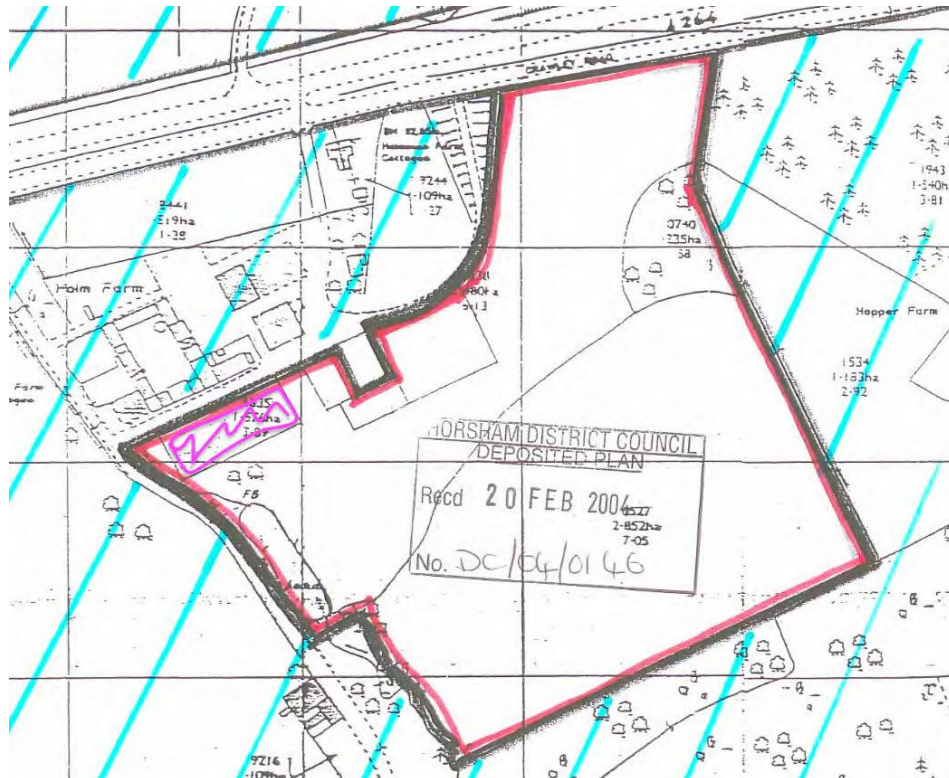
DC/23/0980	Change of use from tea rooms (Class E) to restaurant / cafe with ancillary hot food takeaway (Sui Generis).	Application Refused on 16.02.2024
DC/22/2184	Demolition of existing livestock barn building and erection of replacement galvanized steel barn on the same footprint.	Application Permitted on 03.05.2023
DC/22/1976	Removal of Condition 4 of previously approved application DC/05/1394 (Erection of a building to provide tea room, play area and toilet facilities) to allow for the removal of the use restriction condition.	Application Permitted on 09.03.2023
DC/22/0995	Erection of 1no. holiday let unit (retrospective)	Application Permitted on 20.01.2023
DC/22/0413	Partial change of use of roofspace of agricultural building from storage to office space (Use Class E).	Application Permitted on 19.10.2022
DISC/21/0163	Approval of details reserved by condition 3, 4 and 5 to approved application DC/17/0587	Application Permitted on 15.09.2021
DC/21/0915	Prior Approval for the erection of a steel framed building for the storage of machinery.	Prior Approval Not Required on 30.07.2021

DESCRIPTION OF THE SITE

The application site is located on the southern side of Crawley Road (A264) outside of a defined built-up area boundary and is therefore considered a countryside location for planning purposes. The site forms part of the wider Holmbush Farm estate, an agricultural unit which has diversified to include space for businesses and educational activities, located mid-way between Horsham and Crawley. The site does not lie within a flood risk area but does sit within the High Weald National Landscape, with the residential development of Kilnwood Vale located on the opposite side of the A264 to the north.

The subject of this application is a steel framed agricultural building that was granted permission under reference DC/22/2184, to be used for the housing of livestock and agricultural storage. It is located to the west of a cluster of existing agricultural and commercial uses provided for by a range of single and two storey agricultural and former agricultural buildings. The building has recently been completed.

Prior to permission being given for the subject building, the original agricultural barn had permission under reference DC/04/0146 for the continued use of farm buildings and land to open educational farm. This permission enabled the operation of Holmbush Farm World and covered the following area (agricultural barn highlighted in purple).



Holmbush Farm World ceased operation in 2013 and the agricultural building was subsequently used for the housing of livestock and agricultural storage. It was on this basis that DC/22/2184 was granted, thus removing the subject building from the use of open educational farm.

DESCRIPTION OF THE APPLICATION

The applicant is seeking a change of use of the agricultural building from agricultural to mixed use comprising agriculture and open educational farm, as well as the installation of a mezzanine floor along one third of the building to be used for back-of-house and educational purposes.

The applicant intends for the open educational farm aspect to operate in much the same way as Holmbush Farm World, which offered:

- Livestock housing and lambing.
- Animals in pens for public to see and pet.
- Farm demonstrations
- Public events and theatre shows
- Tractor rides

In addition, the proposed educational space on the mezzanine floor will allow for classes and workshops to be offered, some of which are already offered elsewhere on the farm but are difficult to facilitate on rainy days. The space will also allow the applicant to gain further opportunity to share the renewable/sustainable aspects of the building and solar powered microgrid with other farms as well as international delegates.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

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
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Shaping Development in Horsham District
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: No Objection

Due to location and nature of the area this department have no objections to this application.

OUTSIDE AGENCIES**WSSC Highways:** No Objection

Given historical traffic level and existing permitted uses on site the Highway Authority would not raise an objection.

Agriculture: No response.

High Weald National Landscape Unit: No response.

PUBLIC CONSULTATIONS:**Representations:**

1 letter of Objection has been received, raising the following issues to be addressed if the application is to be approved:

- All required standards for children's educational premises should be satisfied.
- Any approved use must be ancillary to the agricultural activity on the farm and future conversion to office space excluded.
- A restriction to the use of classrooms to weekday office hours applied.
- If the barn has associated battery storage the safety requirements should be satisfied.

Parish Comments:**Colgate Parish Council:** Comment

CPC are disappointed that this is a part-retrospective application. Opening hours should reflect the change of use from agricultural use to educational and should be normal office hours.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT**Background:**

The wider site indicated on the above plan was established as an 'Open Farm' education centre following a temporary planning permission granted under CG/15/94, which cited a diminishing financial viability of the sheep farm on account on the farming recession, small flock size and poor winter land

conditions. A permanent planning permission for the open farm educational use was granted under ref: DC/04/0146, with Officers noting during the assessment that the Council had not received any complaints regarding the use, or the impact on the National Landscape during the years in which the open farm had been in operation. DC/04/0146 also permitted an extension to one of the existing barns which houses the tea-room, shop and covered play area, to accommodate enhanced WC facilities, a site office, reception and shop, further recognising the benefits that ancillary facilities could have in support of the main farm use of the site.

A subsequent application was granted for a new building to house the tearoom (DC/05/1394), though this consent sought to limit development on site by ensuring that the two consents for the tea rooms (including the extension granted under DC/04/0146) could not be implemented alongside each other. In addition, a condition was applied linking the tearoom as an ancillary use to Holmbush Farm World. In 2006 however, a further application was submitted (DC/06/0099) which granted 2 single storey extensions to the building as an amendment to DC/05/1394 however, due process at that time did not require the carrying over of conditions. Thus, the condition tying the use of the tea-room to Holmbush Farm World ceased to be relevant. Horsham Farm World continued to operate until December 2013, with the tearoom and soft play centre operating until Spring 2022.

In 2023, an application seeking to remove the restrictive operational condition tying the tearoom to the open educational farm was granted (DC/22/1976) which enabled the building to be brought into lawful independent use in its own right. This permission included a condition restricting opening hours (09:00-18:00 Mondays to Fridays, 09:00-14:00 Saturdays and no trade Sundays/Bank Holidays) however, the permission was never implemented as it was technically never required (owing to DC/06/0099). A subsequent application was submitted later that year (DC/23/0980) to use the tearooms as a restaurant and takeaway, however this was refused by the Council and dismissed at appeal due to the potential for impact upon amenity.

Between applications DC/22/1976 and DC/23/0980 being decided, an application for the demolition of an existing livestock building and erection of replacement barn was permitted (DC/22/2184) thus establishing the subject building for this application. As discussed, a restrictive operational condition was placed on this permission limiting its use to agricultural. Having regard to the above background, it is considered that the application site is in lawful agricultural use while the wider site remains in use as an open educational farm, aside from the tearooms which is in Class E use.

Principle of Development:

Policy 10 of the Horsham District Planning Framework (2015) states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and social, economic and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

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 and/or promote recreation in, and the enjoyment of, the countryside; and either:

- a. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; 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. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.*

In addition, proposals must demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed. Following consultation with WSCC Highways, it has been established that there is sufficient parking available on site, with the opportunity for overflow parking during busy periods as shown on the submitted Parking Plan (received: 05/06/2026).

Policy 26 of the HDPF states that development within the countryside should be essential to its location and meet one of the following criteria:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet informal recreational use; or
- Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, 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.

The site is located outside of the built-up area boundary and is therefore considered a countryside location for planning purposes. The proposal would not introduce any new built development on site but rather represents a change in the use of an existing barn. Given the extensive planning history of the site, including the establishment of an open educational farm previously and a tearoom, the principle of establishing a non-agricultural use in this location has already been accepted. Though it is anticipated that the change of use would increase visitors to the site, it is not considered that the overall level of activity would increase to a degree that would conflict with Policy 26, particularly given the previous use of the site as an open educational farm from 1994 to 2013.

It is considered that the proposal would contribute to diverse and sustainable farming enterprise within the district as well as promote recreation in the countryside, in line with Policy 10 of the HDPF. The proposal would also be contained within an existing agricultural building approved under DC/22/2184.

It is therefore concluded that although the proposal is located outside of a built-up area boundary, it complies with Policies 10 and 26 of the HDPF and therefore a principle for development is accepted.

Design and Appearance:

Policies 32 and 33 of the HDPF (2015) require that all development in the district be of high quality and complimentary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate as well as that a high standard of building materials, finishes and landscaping are used.

The application seeks to retain much of the original design of the barn permitted under DC/22/2184, the only changes being the installation of additional windows on the east, west and southern elevations to provide the mezzanine floor with natural light as well as the installation of two fire doors on the south elevation. Although the materials, finishes and colour of the proposed windows and doors have not been specified, it is not thought that they will significantly alter the overall character of the building or wider site. The remainder of the proposed works, such as the installation of the mezzanine floor and staircases, are internal and therefore not visible from the public realm.

It is therefore considered that, subject to a condition requiring materials to match the existing building, the proposal would comply with Policies 32 and 33 of the HDPF with regard to design and appearance.

Protected Landscape:

The site is located wholly within the High Weald National Landscape, a legally protected area in England considered to be of national importance with regard to natural beauty. Policy 30 of the HDPF (2015) states that these areas will be conserved and enhanced, and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes, as well as any cross-boundary linkages. In addition, proposals should have regard to any management plans for these areas and must demonstrate:

- (a) How the key landscape features of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscape, and if necessary, providing mitigation or compensation measures.
- (b) How the public enjoyment of these landscapes will be retained.
- (c) How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.

Paragraph 189 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes...The scale and extent of development within all these designated areas should be limited, while development in their setting should be sensitively located and designed to avoid or minimise adverse impacts'*.

The proposal would reuse an existing building on the site and would therefore not result in any increased built form over and above the existing arrangement. It is therefore considered that the key landscape features and character will be conserved. In addition, it is thought that the proposed diversification supports objectives LBE1 and LBE3 of the High Weald AONB Management Plan in relation to Land-based Economy and Rural Living and will encourage visitors to the landscape. With this in mind, the proposal is considered to accord with Policy 30 of the HDPF and Paragraph 189 of the NPPF.

Amenity Impacts:

Policy 33(2) of the HDPF (2015) states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. Nearby residential properties are noted some 30m to the north (No. 1 and 2 Holm Farm), 60m to the north-east (Holmbush Farm Cottages), 300m to the east (The Bungalow), 420m to the south (Rose Cottage Farmhouse) and 570m to the west (Park Cottage).

Given the nature of the proposal, it is considered unlikely that it will facilitate a loss of privacy or outlook for existing residents/users of the site nor will it lead to an increase in odour concerns above what is expected in a farmyard location.

The only amenity concern raised by members of the public and the Parish Council was hours of opening, which have not been specified on the submitted application form or within submitted documents. The representations ask that hours of opening be restricted to weekday or 'normal office hours', which is widely taken to be 08:00-18:00 Monday to Friday and 08:00-13:00 on Saturdays. The existing tea rooms on site does not currently have a restriction on opening hours as this was not specified in the most recent enacted permission (DC/06/0099) and operate 09:00-22:30 each day. The applicant has made clear their intention to operate the open educational farm in conjunction with the tearooms and suggested the opening hours be aligned to support this.

To ensure the amenity of nearby occupiers is protected, the Council requested that the applicant submit a Management Plan outlining the day-to-day operations at the site which would be secured via condition and the applicant would need to adhere to at all times. The applicant has submitted a Management Plan (v1, 06/07/2026) which covers aspects such as the hours of operation, activities to be undertaken on site, the booking system and noise management measures. The key element of this management plan is that noise generating activities associated with the downstairs area of the barn will be restricted to 09:00 – 18:00 Mon-Sat and 09:00 – 17:00 Sundays & Bank Holidays, while the classes will be allowed to continue on until 22:30 (in line with the tearooms). The decision to offer slightly longer

operating hours to the mezzanine floor of the barn was taken as the activities offered will be limited in the number of attendees and are therefore unlikely to cause noise and/or general disturbance. Regardless, all activity undertaken at the proposed barn will do so in line with the submitted Management Plan which will be secured via condition.

Vehicular access to the site is already established and shared with a number of other businesses and residential properties. Looking at the submitted Traffic Management Plan, it is anticipated that the properties most affected would include No. 1 and 2 Holm Farm and Holmbush Farm Cottages which all sit on indicated customer routes. The applicant has indicated that the number of visitors to the site would vary, but that it is expected that 75-200 cars would access the site on busier days. Given the location of the site, it is unlikely that visitors would travel using other modes of transport. ANPR data provided by the applicant estimates current vehicular movements to be around 300 per day to the site across the three entrances/exits. The proposal could therefore generate between a 25-66% increase in vehicular trips based upon the applicant's data.

To mitigate the impacts of increase volumes of traffic at the site, the applicant has submitted a Traffic Management Plan and Parking Plan which clearly shows the arrival and departure routes customers will be expected to take, parking provision and overflow parking (should this be required). It also details that a Parking Marshall will be present at busy times to oversee the car park. The Local Highways Authority has been consulted on these drawings and advised that they are satisfied however, they have stipulated that clear signage will be required on access points to enable public understanding. This will be secured via condition.

With the above measures secured via condition, it is considered that the impact upon residential amenity will be managed appropriately and the proposal is in line with Policy 33(2) of the HDPF.

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Paragraph 116 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

The applicant has submitted a Traffic Management Plan and Parking Plan which show that the customer parking area can be accessed via three separate entrances from the A264 (Crawley Road), a dual carriageway with a national speed limit (70mph). Access to the parking area would then be facilitated by the existing shared vehicular routes on site. As mentioned, there is little opportunity for pedestrians to access the site and no feasible public transport route.

As discussed in the previous section, the Traffic Management Plan indicates parking spaces for 100 vehicles adjacent to the tearoom building, which is to be used as an entrance/exit for the open farm. Additional areas have been demarked for overflow parking and during busy periods a Parking Marshall would be present in the car park to manage the influx of vehicles.

The Local Highways Authority were consulted on the application, initially advising that further information would be required to determine the level of impact upon the existing highways network. The applicant provided further narrative around historical and future vehicle trips, car parking arrangements and traffic management on site. This information was reviewed by the LHA who advised that they would not raise an objection however, clear signage would be required on access points to enable public understanding as well as confirmation of overspill parking (provided). Subject to the provision of clear signage being secured via condition, the proposal is considered to conform with the relevant HDPF policies as well as paragraph 116 of the NPPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

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

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

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

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

Conclusions:

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

Recommendation: Application Permitted

Conditions:

- 1 Plans
- 2 **Regulatory Condition:** The development hereby permitted will be carried out in accordance with the agreed Traffic Management Plan (Rev 01- 22.07.2026) and Signage Strategy (Rev 0- 23.07.2026). The approved signage will be installed prior to first use of the development and be retained and maintained thereafter.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015)
- 3 **Regulatory Condition:** Parking in connection with the use hereby approved shall not take place anywhere on the farm except within the area shown on the approved Parking Plan.

Reason: In the interest of amenity and to comply with Policies 26 and 33 of the Horsham District Planning Framework (2015).
- 4 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: In the interest of the amenity of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 5 **Regulatory Condition:** Aside from hours of operation, the use hereby approved shall be carried out at all times in full accordance with the submitted Management Plan for Holmbush Farm Triple Span Barn (Version 1, 06/07/2026).

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).
- 6 **Regulatory Condition:** The premises shall not be open for trade or business except between the following hours:

- Ground Floor: 09:00 - 18:00 Mon-Sat and 09:00-17:00 Sundays & Bank Holidays
- Mezzanine Floor: 09:00 - 22:30 Mon-Sun

The ground floor level may be used for special/seasonal events between the hours of 18:00 - 22:30 however these must not exceed two occasions per calendar month.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 7 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any order amending or revoking and/or reenacting those Orders, the premises hereby permitted shall be used as part agricultural and part open educational farm (sui generis) only and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due noise and general disturbance impacts under Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/0272

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

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Use Plan	NONE	08.04.2026
Plans	Traffic Management Plan	NONE 01	22.07.2026
Plans	Parking Plan	NONE	05.06.2026
Location plan		NONE	17.02.2026
Location plan		NONE	17.02.2026
Site plan		NONE	17.02.2026
Elevation plan	Existing East and West Elevation	388_4_407 REV B	17.02.2026
Floor plan	Existing	NONE	04.03.2026
Elevation plan	Existing North and South	388_4_407 REV B	17.02.2026
Elevation plan	Proposed East and West	389_4_407 REV B	17.02.2026
Floor plan	Proposed Mezzanine	NONE	04.03.2026
Floor plan	Proposed Mezzanine and Section	G [22]	04.03.2026
Elevation plan	Proposed North and South	389_4_407 REV B	17.02.2026
Design & Access Statement		NONE	17.02.2026
Supporting Docs	Management Plan	NONE v1.0	13.07.2026
Plans	Signage Strategy		23.07.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 23/07/2026

Authorising Officer sign/initial Adrian Smith Date: 23/07/2026