Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0196
Meadowhurst, Lyons Road, Slinfold, West Sussex, RH13 0QS

DESCRIPTION:
Erection of a barn for the mixed use of stabling of private horses and the storage of hay / plant and machinery.

RELEVANT PLANNING HISTORY:

SF/7/64	Proposed conversion of stable block and garage to dwelling. (From old Planning History)	Application Permitted on 13.03.1964
DC/23/1460	Erection of 4 bed replacement new build dwelling, outbuildings and swimming pool following demolition of existing 7 bed dwelling and outbuildings.	Application Permitted on 19.06.2024

DESCRIPTION OF THE SITE

The application site is located to the south of Lyons Road, outside of any defined built-up area boundary and is therefore located within a countryside setting in policy terms. The site is within the Parish of Slinfold, with the settlement located to the west. The site is covered by a blanket Tree Preservation Order (TPO) TPO/0427, with individual TPO trees running along the private access of the site from Lyons Road. The site comprises a large modern dwelling to the southeast, permitted under DC/23/1460 and a former stable building, which is utilised as a separate independent dwelling, permitted under SF/7/64. The residential curtilage of this dwelling is unclear, with the dwelling surrounded by mature vegetation. The wider area is predominantly characterised by agricultural and horse grazing fields.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the erection of a barn for the mixed use of stabling of private horses and the storage of hay, plant and machinery. The proposed building would have measurements of approximately of 22.5metres in width and 11.2metres in depth, with an eaves height of 5 metres and an overall height to the ridge line of 6 metres. The proposal would incorporate 2 large doors on the eastern elevation to provide access for vehicles and machinery, with a further 2 stable doors and windows on both the eastern and western elevations, to provide private stabling for horses. The proposed materials consist of brick plinths with timber cladding on the walls, both metal and timber doors with the roof being finished in metal profile sheeting. Internally, the barn will have a large open area to allow for the hay and machinery storage, with four stables and a feed storage room.

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 10 - Rural Economic Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
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 41 - Parking

Slinfold Neighbourhood Plan 2014-2031
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance Biodiversity
Policy 5: Development Principles

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 6: Climate Change
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Policy 33: Equestrian Development

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

Slinfold Parish Design Statement

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:

HDC Arboricultural Officer: Comment
The information provided is insufficient to properly assess the potential impacts of the proposal on retained trees. An up-to-date tree survey (less than three years old) prepared in accordance with BS5837 is required, together with a revised AIA. The submission also omits a draft Tree Protection Plan, which is a requirement. It is noted that inclusion of details of the proposed no-dig construction methodology at this stage would be beneficial, as it would allow the necessary detail to be agreed as part of the planning permission rather than through an additional pre-commencement condition, should the application otherwise be supported.

HDC Environmental Health: No Objection

Ecology Consultant: Comments
Comments 13/03/2025: There is insufficient ecological information available for determination of this application and recommend that additional information on Hazel Dormouse and reptiles is provided prior to determination.

Comments 06/11/2025:
The submitted Reptile & HIS Survey Report and Mitigation Method Statement (Sylvatica Ecology Ltd., July 2025) and Preliminary Ecological Assessment (Sylvatica Ecology Ltd., January 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures have been reviewed. We are still not satisfied that there is sufficient ecological information available for determination of this application and recommend that additional information on Hazel Dormouse is provided prior to determination. The reasons for this are outlined below:

Clarification is requested as to whether any of the native hedgerow which provides potential Hazel Dormouse habitat is to be removed. This is referred to as 'deciduous and coniferous treeline' in the Biodiversity Net Gain Assessment (Sylvatica Ecology Ltd., January 2025). If this is the case, we support the implementation of the non-licensed Precautionary Method Statement for Hazel Dormouse in Sections 6.12 and 6.13 of the Preliminary Ecological Assessment (Sylvatica Ecology Ltd., January 2025), which should be secured by a condition of any consent. We note that Section 5.5 of the Reptile & HIS Survey Report and Mitigation Method Statement (Sylvatica Ecology Ltd., July 2025) states that the schedule of works is yet to be finalised.

The clarification of the hedgerow removal for Hazel Dormouse is required prior to determination and is required to provide the LPA with certainty of likely impacts on legally protected species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent.

Nature Space Newts Officer: Comments
The applicant has provided an ecological report, which gives an overview of the habitats on site, and identifies the closest pond to the proposed development area. The report recommends undertaking further surveys on this pond due to the proximity of its location. There is a recent return of a negative eDNA test on a pond within 250m of the proposed area associated with another development within the area (DC/23/1460). There are also records of great crested newts within the wider landscape. However, as the proposed development is small in scale and limited to the grassland area, it is reasonable to recommend that the development follow reasonable avoidance measures to minimise the risk to great crested newts. These could come in the form of a Precautionary Working Methods Statement produced by a suitably qualified Ecologist and secured by condition.

PUBLIC CONSULTATIONS:
Representations:

5 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- Scale of the barn is not in keeping with the rural setting, viewable from neighbouring properties
- Proximity to neighbouring property boundaries
- Limited and sparse screening, making the barn visible from the road and neighbouring properties
- Submitted Ecology reports incomplete or misrepresentation
- Impact on the trees protected by TPOs, including those adjoining the access track
- Impact on wildlife, including bats, Great Crested Newts, buzzards and kites
- No details of hardstandings provided
- Size and scale of barn will allow for a commercial use
- The proposed barn is in a domestic setting and has not been designed for the intended domestic/equestrian purposes or is essential to its countryside location.
- The proposal would encroach upon the wider countryside is overtly commercial in character and appearance, and which would erode the rural character and ambience of the rural setting
- Noise impacts to neighbouring properties

Parish Comments:
Slinfold Parish Council: Objection
Initial Consultation - 04/03/2025:
The Council objects to the development on the grounds that the mass, bulk and size of this building is out of character and appearance with this rural setting. As a result, it would be contrary to Policies 25, 32 and 33 of the HDPF as it would not sympathetically relate to its rural location; neighbouring built surroundings and fail to protect, conserve and enhance the landscape character of the area. Moreover, the Council does not consider that this size of building is essential for the purposes of a quiet informal recreational use which, is this instance, is stated to be the stabling of horses. As such it is inappropriate development, which is harmful to the countryside and, therefore, contrary to Policy 26 of the HDPF.

Second Consultation - 28/03/2025:
The Council objects to the development on the grounds outlined within their previous response.

Third Consultation - 01/08/2025:
The Council's objection remains on the grounds outlined within their previous response

Member Comments:
None received

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

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

PLANNING ASSESSMENT

Principle of Development:

The application site is not within a defined Built-up Area Boundary and is therefore situated within the countryside, in policy terms. Policy 26 (Countryside Protection) of the Horsham District Planning Framework (HDPF) is therefore relevant when determining this application.

Policy 26 of the Horsham District Planning Framework (2015) states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition 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 level of overall 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.

Policy 29 of the HDPF states that equestrian related development will be supported provided that it can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate before new or replacement buildings are considered. The proposal would be appropriate in scale and level of activity and be in keeping with its location and surroundings, and where possible, is well related to existing buildings. The proposal should where possible be well related to a bridleway network.

The submitted Planning Statement explains that the proposed barn would be used for the storage of machinery and equipment required for the maintenance of the applicant's landholding, for the storage of hay cut from the holding, and for the private stabling of the applicant's horses. It is noted that the barn is larger than might typically be expected and proposes to accommodate machinery which could exceed that required for land maintenance. However, the agent has confirmed that the applicant's landholding measures approximately 8.6 hectares and that machinery of this scale is required to manage the site. It is noted that the machinery is already owned by the applicant but is currently stored at locations elsewhere within the district. The siting of the building close to the existing access is therefore considered appropriate. There are no other suitable buildings on site capable of accommodating the equipment or that could be used for the stabling of horses. Whilst evidence has been submitted to the council that states the applicant has access to stables to the south of the site, the agent states these are not within the applicant's ownership or within the site.

It is accepted that dry, covered storage is necessary for hay in order to protect their quality and prevent mould growth, which can be harmful to livestock. Covered storage for machinery is also beneficial in terms of protecting equipment from weathering and improving security. The development would also provide quiet informal recreational use in the form of private stabling and associated storage.

The proposed barn would therefore provide functional storage for hay and machinery associated with the management of the landholding and would support the ongoing use of the land for agricultural and equestrian purposes. It is also noted that a designated bridleway is located approximately 500m to the west of the site along Lyons Road. The development is therefore considered to support the needs of the countryside and to accord with Policy 26 and 29 of the HDPF.

Design and Appearance:

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

The proposed barn would have measurements of approximately of 22.5metres in width and 11.2metres in depth, with an eaves height of 5 metres and an overall height to the ridge line of 6 metres. The proposal would incorporate 2 large doors on the eastern elevation, with a further 2 stable doors and windows on both the eastern and western elevations. The proposed materials consist of brick plinths with timber cladding on the walls, both metal and timber doors with the roof being finished in metal profile sheeting.

The application has been subject to amended plans, changing the orientation and position of the barn, ensuring it is located further into the site. The building would be sited within a relatively enclosed area, with mature trees and vegetation surrounding the barn. Whilst it is noted that during the winter months this screening will be less effective, resulting in some visibility from the road and neighbouring properties, the applicant proposes underplanting to the northern boundary to provide additional screening. Whilst the objectors' comments relating to the building's size and appearance are noted, the site is located within a countryside setting and a barn of this size, constructed using the proposed materials, would not appear out of place in this countryside context.

Furthermore, whilst the concerns relating to the barn's size and the potential for commercialisation are noted, a suitable condition is recommended to ensure that the building cannot be used for commercial or livery purposes.

Whilst the building would be relatively isolated within the centre of the site, its enclosed setting, boundary treatment, and location close to the existing access would reduce its visual prominence. Given the position of the site, the proposed barn would not appear dominant within the street scene, and, on balance, it is considered that the proposal would not result in significant harm to the visual amenities of the site or the wider surroundings. It is acknowledged that the proposed barn would be large. However, it is recognised that a building of this scale is required to accommodate the number of horses and machinery associated with the site. The proposed external materials are considered sympathetic to the countryside character and the appearance of nearby buildings. The development would not therefore result in an adverse impact on the character of the countryside and is considered to accord with Policies 25, 26, 29, 32, and 33 of the HDPF.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The points raised by the objectors are noted. The application site is located some distance from residential properties, with the proposed barn being located 65 metres from the southern boundary of 'Langley' and 123metres to the property. It would be located 40metres from the southern boundary of 'Clovermead' and 121 metres to the property. Given this spatial context, with the substantial separation including the protected tree line on the northern boundary and proposed planting, alongside the private use of the barn, it is not considered that the proposed development would result in adverse harm to the amenities of neighbouring properties through outlook, noise, loss of light or privacy. It is therefore considered that the proposal would not cause adverse impacts to residential amenity, in accordance with Policy 33 of the HDPF.

Trees and Landscaping:

Policy 33 of the HDPF also requires development to avoid unacceptable harm to the amenity of users of nearby property and land and must also relate sympathetically to the surrounding built environment, landscape, and open spaces.

Policy 3 of the SNP supports development that protects, retains and, where possible, enhances green infrastructure and landscape features such as hedgerows and woodland. Policy 4 of the SNP requires development to conserve and enhance biodiversity, including designated sites, protected species, and important habitats and ecological networks.

The site is covered by a blanket Tree Preservation Order (TPO) TPO/0427, with individual TPO trees running along the private access of the site from Lyons Road. The submitted Arboricultural Impact Assessment (AIA) details that the barn will not be situated within the Root Protection Areas of the protected trees, however, the hard surfacing of the access road and associated foundations will be. In response to this, the foundations are to be designed to be situated above the existing ground level using a 'no dig' methodology.

The council's Arboricultural Officer has raised concerns relating to this AIA, however, suitable pre-commencement conditions are recommended requesting a further Arboricultural Method Statement to ensure the protection of the trees/hedgerows, along with a Method Statement relating to the 'No Dig' approach. Subject to the submission of appropriate details, the proposal would accord with Policy 33 of the HDPF.

Highways Impacts:

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

The proposal will utilise the existing private access off Lyons Road, which serves both residential properties on the site. Given the proposed private use of the barn, providing stabling for the applicant's horses and machinery, it is not anticipated that the development will have an unacceptable impact on highway safety. It is therefore considered that the proposal would accord with Policy 40 and 41 of the HDPF.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

Policy 4 of the SNP states development proposals aim to conserve and enhance biodiversity and should conserve designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands, preserve ecological networks, protect aged or veteran trees and preserve, restore and re-create wildlife habitats/species.

The application site is not located within the Mens SAC but is located within a Red Zone for Great Crested Newts, which indicates a high risk of presence of the species on site.

The Applicant has submitted a Preliminary Ecological Assessment (Sylvatica Ecology Ltd., January 2025), informed by a preliminary ecological walkover survey undertaken on 26 November 2024. This noted that the site is relatively small in scale and comprises neutral grassland, with a non-native hedge to the east and deciduous and coniferous treelines to the north and west. The grassland was identified as having potential to support reptiles and reptile surveys were recommended. Given a small section of non-native hedge may be removed to form an access, a hand search for Hazel Dormouse is recommended. The Preliminary Ecological Assessment also recommends bat and bird roosting features as enhancement measures.

A further Reptile & HSI Survey Report and Mitigation Method Statement (Sylvatica Ecology Ltd., July 2025) was subsequently submitted. This recorded a low population of reptiles, with a pond being categorised as poor for Great Crested Newt breeding potential. The proposed development was assessed as having the potential to affect low numbers of reptiles, with a negligible risk to GCN. Mitigation measures are proposed, including precautionary phased vegetation clearance under ecological supervision, and the provision of a temporary hibernaculum to accommodate any displaced reptiles, and additional measures include covering excavations overnight and restricting works to daylight hours.

As part of the Council Ecologist's consultation response dated 6 November 2025, further clarification was requested regarding potential hedgerow removal due to the possibility of Hazel Dormouse habitat. The applicant has confirmed that only a small area of laurel would be removed, with no native hedgerow proposed for removal. On this basis, the Council Ecologist supports the implementation of the non-licensed Precautionary Method Statement for Hazel Dormouse set out in Sections 6.12 and 6.13 of the Preliminary Ecological Assessment, to be secured by condition. Subject to conditions securing the recommended mitigation and enhancement measures, sufficient ecological information has been provided, and no ecological objections are raised. Furthermore, a condition is recommended to ensure no external lighting is installation, without the prior consent of the LPA.

In view of the above, it is considered that the proposed development would not result in adverse harm to ecology, in accordance with Policy 31 of the HDPF.

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 submitted a Biodiversity Metric which demonstrates a 33.53 % net gain is achievable by way of onsite biodiversity gain. This would be secured by the statutory condition.

Conclusions:

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	224.84		224.84
		Total Gain	
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction pro-cess shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development shall commence until a Method Statement detailing the 'No-Dig' approach (and including details of an appropriate system) for the laying of the hardsurfacing within the Root Protection Areas of the trees, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried retained strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

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

6 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Reptile & HSI Survey Report and Mitigation Method Statement, dated 9th July 2025 and Preliminary Ecological Assessment, dated 6th January 2025.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The development hereby permitted shall be used for private stabling and for the storage of hay, plant and machinery, in accordance with the approved Planning Statement (ref: P-041 Version 1 and dated January 2025). The development shall not be used for any commercial purpose(s) or in connection with any form of riding or livery establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

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

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

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.

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.

NOTE TO APPLICANT
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

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/25/0196
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Ecological Assessment	06th January 2025	07.02.2025
Supporting Statement	Planning and Water Neutrality Statement	P-041	07.02.2025
Elevation & Floor plan	Location Plan, Block Plan, Proposed Elevations and Floor Plan	2405ME_R6_000 REV 001	17.10.2025
Supporting Docs	Reptile & HSI Survey Report and Mitigation Method Statement	9th July 2025	24.07.2025

DELEGATED

Case Officer sign/initial	Sam Nye	Date:	04/02/2026
Authorising Officer sign/initial	RHERMITAGE	Date:	09.02.2026