



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1056

Kerves Farm Cottage, Kerves Lane, Horsham, West Sussex, RH13 6RJ

DESCRIPTION:

Siting of a shepherds hut to the rear for short term letting purposes. (Retrospective).

RELEVANT PLANNING HISTORY:

None relevant to this application.

DESCRIPTION OF THE SITE

The application site relates to a parcel of land sited to the east of Kerves Farm Cottage, in which the shepherds hut is stationed. The site is approximately 0.5km to the south of the built-up area of Horsham and is therefore located within the countryside for planning policy purposes. The site is within a cluster of residential properties, comprising Kerves Farmhouse to the southwest, Kerves Barn to the northwest and Kerves Farm Cottage.

The site is served by an existing vehicular access from Kerves Lane, with visitors parking provided on the site. The surrounding area predominantly comprises agricultural land however, equestrian land is to the north, east and south, and Ancient Woodland 42 metres to the east. The site not subject to any heritage designations, with no locally or statutory listed buildings in the vicinity. There are Public Rights of Way located 0.2km to the north, references 1692, 3712 and 1672.

DESCRIPTION OF THE APPLICATION

This application seeks retrospective full planning permission for the siting of a shepherds hut for short term holiday let purposes. The submitted Planning Statement details that whilst the hut was initially providing ancillary accommodation for the applicant's friends and family members, the hut is now advertised for short-term holiday let purposes, which will continue alongside this ancillary use.

The shepherds hut is located on the eastern boundary of this cluster of residential properties, within a small, fenced area. The hut sits on top of a gravel base, measuring 3.4 metres in height (including the flue), 5.8 metres in length and 2.4 metres in width. The hut is of a traditional appearance, with timber clad walls, grey windows and doors and a traditional curved corrugated roof characteristic of a shepherds hut. Internally, the hut provides accommodation for 2 people, with a combined living/kitchen and bedroom, with a separate bathroom located at the rear of the hut. Seating is provided at the bottom of the decked steps providing access.

During the course of the application process, an amended Block Plan and Location Plan was received, revising the blue line to reflect the applicant's ownership. The red line remains unchanged.

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 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 20 - Rural Workers Accommodation
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
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 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan 2015-2031

Policy 10: Housing Design
Policy 14: Green Infrastructure & Biodiveristy

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
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 15: Settlement Coalescence
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
Policy 31: Rural Economic Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 41: Rural Exception Homes

Supplementary Planning Guidance:

Nuthurst 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:

INTERNAL CONSULTATIONS

HDC Environmental Health: More Information Required. Additional information is required regarding disposal of Foul Water and sewerage. More information is also required to clarify the site boundary, spacing of mobile homes and the occupation of surrounding buildings, relating to noise and nuisance.

OUTSIDE AGENCIES

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework, and that there are no transport grounds to resist the proposal.

Representations:

7 representations have been received (from 2 addresses), objecting to the application on the following grounds:

- Harm to neighbouring residential amenity, overlooking and privacy
- Negative impact on countryside
- Material harm to our residential amenity
- Direct and perceived overlooking of our bedrooms, garden areas, swimming pool and hot tub
- Increased activity, noise, lighting and disturbance from short-term guests
- Impacts upon countryside character and the rural-residential setting
- Failure to assess impacts on nearby Ancient Woodland
- Absence of ecological, Arboricultural and lighting assessment
- Insufficient information regarding drainage and servicing
- Concerns regarding access, parking and pedestrian safety
- Cumulative intensification of the site
- The retrospective nature of the application
- Misapplication of both national and local planning policies
- Rural diversification is not applicable in this instance
- The proposal does not diversify an agricultural enterprise, nor does it involve the re-use of an existing rural building
- Commercialisation of the site and the intensification of a privately shared access serving two independent residential properties
- Fails to protect the countryside
- Submitted Planning Statement fails to interpret the planning history of the site
- Incorrect ownership plan
- Negative impact and intensification on the highway network and shared access
- Incomplete application, no acoustic assessment, management plan, transport assessment submitted

- Plans are not a true representation of the site's context with neighbouring properties

Parish Comments:

Nuthurst Parish Council: No Objection

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:

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

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

As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge.

Policy 1 of the Nuthurst Neighbourhood Plan, states development will be required to conform to development plan policies in respect of the control of development in the countryside. Policy

S3 of the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development. This means, outside settlements, Policy S5 should be applied. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S5 of the NPPF states that only certain forms of development should be approved outside settlements. These should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. The referenced development includes:

- Development for defined activities;
- Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;
- The reuse, extension, alteration or replacement of an existing building subject to certain criteria;
- The redevelopment of previously developed land;
- Limited infilling within groups of houses;
- An exception site as provided for in Policy H10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order
- Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation, provided it meets the criteria in Policy HO12;
- Residential mixed-use development which would meet certain criteria:
- The development of land allocated for that purpose in the development plan; and
- Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would be physically well-related to an existing settlement and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure.

Policy CC2 of the NPPF states that in order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal, accord with Policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling, and public transport, and infrastructure is provided to support the transition to zero-emission vehicles. Development proposals should support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities.

Policy TR3 of the NPPF states that so development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should be situated in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical.

Policy 10, Rural Economic Development, states sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social 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:

- 1) Contribute to a farming enterprise, the rural economy, or countryside recreation; and either:
 - a. Be accommodated within a suitable existing building; or
 - b. Deliver environmental improvements where new development is proposed.
- 2) Provide satisfactory on-site parking or an appropriate alternative solution.

Policy 11 of the HDPF outlines that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any 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.

Policy 26 of the HDPF requires development outside built-up area boundaries to be essential to its countryside location and to meet one of the following criteria: -

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

This application seeks retrospective full planning consent for the siting of a shepherds hut for short term letting purposes. The submitted Planning Statement details that whilst the hut was initially providing ancillary accommodation for the applicant's friends and family members, the hut is now advertised for short-term holiday let purposes, which will continue alongside this ancillary use. In this case, the application seeks permission for the hut to be used as a dwellinghouse, albeit the occupancy restricted by condition.

The proposal therefore results in the creation of an additional residential unit within a countryside location outside of any defined Built-Up Area Boundary. The site does not adjoin a settlement edge, is not allocated for development within the Development Plan, and is not located within an area identified for growth. As such, the proposal conflicts with the Council's spatial strategy as set out within Policies 2, 3 and 4 of the HDPF, which seeks to direct development towards the District's most sustainable settlements.

The site is not well related to nearby settlements, nor is well related to services, with access requiring use of private vehicles for day-to-day activities. Whilst the Built-Up Area Boundary of Horsham is located 0.5km to the north, the Horsham Town Centre providing the services which will be relied upon, are located approximately 1.9km. Whilst there are Public Right of Ways located 200 metres to the north, access to these PROWs is by walking along Kerves Lane, which is an unlit rural lane and does not benefit from a dedicated pedestrian footway. The lane itself is subject to a 40mph speed limit and even if traffic levels are low, it is unlikely that this would be an attractive walking or cycling option for future occupiers, particularly in the dark or in poor weather. As such, future occupiers would be reliant on private vehicles to access everyday services, amenities and facilities. The location of this site is not therefore considered sustainably located to be able to offer non-car transport options for future residents and is contrary to the Council's spatial strategy for housing.

Whilst it is acknowledged that the proposed holiday let accommodation would make some contribution to the rural economy, the scale of that contribution would be modest given the limited size of the unit. Policy 10 supports rural economic development where it contributes to the wider rural economy and supports sustainable economic growth. In this regard, only limited weight is attributed to the economic benefits of the proposal, and they are not considered sufficient to outweigh the conflict identified with the Development Plan and national policy. Furthermore, the site occupies an unsustainable and unsuitable location, remote from everyday services and facilities, with future occupiers likely to be reliant upon private vehicle travel. As such, the proposal is not considered to represent a particularly sustainable form of economic development and does not fully align with the aims of Policy 10 of the HDPF.

Whilst the applicant details that the proposal would facilitate the diversification of an existing countryside based enterprise through the operation of an established commercial equestrian/livery yard, this has not been demonstrated in planning terms. There is no evidence that a lawful commercial equestrian or livery use exists on the site. The existing equestrian facilities are subject to planning conditions requiring their use solely for private purposes and prohibits commercial use. Furthermore, the applicant has stated that the hut is located within the residential curtilage of Kerves Farm Cottage rather than within the equestrian site.

In conclusion, the proposed development would represent inappropriate development within a countryside location, where the proposal would be located at a distance from services, amenities, public transport infrastructure, and the public rights of way network. The proposed development would therefore be sited within an unsustainable location and would not represent the diversification of an existing business, nor be deemed to represent an essential form of development in the countryside location. The development would therefore be contrary to Policies 1, 2, 3, 4, 10, 11 and 26 of the Horsham District Planning Framework (2015).

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 take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 10, Housing Design, of the Nuthurst Neighbourhood Plan, states the scale, density, massing, height, landscape design, layout and materials of all development proposals, will be required to reflect the architectural and historic character and scale of the surrounding buildings. Residential development proposals should: make use of high-quality building materials and finishes and include high quality landscaping; ii. include adequate functional private garden space appropriate to dwelling size and type; iii. include adequate off-street parking so as to minimise any need for on-street parking; and iv. include a landscape scheme which either provides for the retention of existing trees and hedges or, if any must be removed, for their replacement by new trees and hedges of a suitable species.

The shepherds hut is located on the eastern boundary of this built environment cluster, within a small, fenced area. The hut sits on top of a gravel base, measuring 3.4 metres in height (including the flue), 5.8 metres in length and 2.4 metres in width. The hut is of a traditional appearance, with timber cladded walls, grey windows and doors and a traditional curved corrugated roof characteristic of a shepherds hut.

There is no set prevailing characteristics of the residential dwellings within this cluster, with a range of ages, materials and form. The design and scale of the hut is suitable and respectful of its surroundings. Whilst visible from other properties, the hut does not result in an adverse impact to the prevailing character of the built environment and is not considered to be intrusive to the appearance of the surrounding area, in accordance with the above planning policies.

As such, the proposal in its entirety, is of a design, form and scale which is appropriate to the character and appearance of the site and does not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

Policy 33 of the HDPF 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.

The concerns raised by the objectors are acknowledged. Kerves Farmhouse, the closest residential property, is located 19 metres to the southwest, Kerves Farm Cottage (the applicant's property), 19 metres to the west and Kerves Barn, 34 metres to the west. A site visit was undertaken as part of this application process.

The objections raised by Kerves Farmhouse have referred to a number of appeal decisions. However, each case is assessed on its merits and the appeals which have been drawn to the Council's attention, were all made within an entirely different site context and level of proposed development. As such, these appeal decisions cannot be compared to the current application before the Council.

The hut is located within an established residential cluster of properties, where the surrounding character is defined by existing residential uses. Whilst the proposal relates to holiday let accommodation, the use remains residential in nature and would operate at a scale comparable to the surrounding neighbouring residential uses. Given the hut will only allow 2 people to stay at a time, whilst this may give rise to effects relating to arrivals, departures, light, noise etc, these will not be harmful given the level of accommodation provided.

However, if consent was to be granted, a condition would be imposed that ensures the bathroom window on the western elevation, that faces Kerves Farmhouse, is fitted with obscured glazing. Furthermore, a landscaping condition that seeks details relating to boundary treatment would be imposed, alongside a suitable no external lighting condition.

The hut is located approximately 5 metres to the shared boundary with Kerves Farmhouse. Their concerns related to amenity issues are noted, most notably overlooking and privacy concerns. Whilst the occupants will have some limited views into the garden of this neighbouring property, the height of the boundary fence/wall and sloping land level lessens this impact, and the northeastern area of Kerves Farmhouse's garden is not considered to be in the primary used garden area.

It is considered that the siting of the hut and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The proposal is therefore considered to accord with Policy 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

The development utilises the existing access off Kerves Lane, a C-classified road subject to a speed restriction of 40mph in this location. West Sussex County Council, in their role as the Local Highways Authority have been consulted. The LHA have confirmed that an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals three recorded collisions within the vicinity of the site. However, they were not attributed to the use of the existing access. Therefore, there is no evidence to suggest the access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

As this application is for a short term let, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site. An existing parking area will be used and appears suitably sized to accommodate parking for the host dwelling and short term let. Additionally, onsite turning appears achievable. No details regarding cycle parking have been provided, however, the LHA consider Public Bridleways to be nearby and therefore this can be secured by condition.

In line with the LHA's response, it is not considered that the development would have an unacceptable impact on highway safety or result in severe cumulative adverse impacts on the operation of the transport network, whilst also considering the sustainable modes of transport available to future occupiers. As such, the development is in accordance with Policy 40 and 41 of the HDPF and in compliance with Paragraph 4, under Policy TR6 of the NPPF (2026), and there are no transport grounds to resist the proposal.

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.

Drainage:

The request from Environmental Health for further details relating to foul drainage arrangements is noted. Had planning permission been granted, a condition requiring the submission and approval of details of the foul drainage system prior to occupation would have been imposed.

Ancient Woodland:

The objector's concerns relating to the Ancient Woodland are noted. The site is located approximately 42 metres to the west of an Ancient Woodland, which is a material consideration. The NPPF (2026) affords strong protection to ancient woodland as an irreplaceable habitat (N6). The NPPF advises that development which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists (N6)(2). Given the substantial gap between the woodland and the site, exceeding the required 15metre buffer zone, it cannot be concluded that there would be harmful impacts on this woodland and it is considered that the proposal would not result in unacceptable harm to the adjacent ancient woodland.

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 application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusion:

Whilst it is acknowledged that the proposal would result in a modest economic benefit through the provision of short-term holiday accommodation, this benefit is afforded limited weight given the scale of the development. Furthermore, the proposal would not give rise to unacceptable impacts in respect of highway safety, residential amenity, or the character and appearance of the area. The development is considered to be of an appropriate design, form and scale for its setting and would not result in harm to the wider countryside character.

Notwithstanding these considerations, the proposed development would represent inappropriate development within a countryside location, where the proposal would be located at a distance from services, amenities, public transport infrastructure, and the public rights of way network. The proposed development would therefore be sited within an unsustainable location and would not represent the diversification of an existing business, nor be deemed to represent an essential form of development in the countryside location. The development would therefore be contrary to Policies 1, 2, 3, 4, 10, 11 and 26 of the Horsham District Planning Framework (2015).

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed development would represent inappropriate development within a countryside location, where the proposal would be located at a distance from services, amenities, public transport infrastructure, and the public rights of way network. The proposed development would therefore be sited within an unsustainable location and would not represent the diversification of an existing business, nor be deemed to represent an essential form of development in the countryside location. The development would therefore be contrary to Policies 1, 2, 3, 4, 10, 11 and 26 of the Horsham District Planning Framework (2015).

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/26/1056

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

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Elevations and Floor Plan	PL/668/01	02.06.2026
Location plan	Location plan	PL/668/03	15.09.2026
Block plan	Block plan	PL/668/02	15.09.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 15/09/2026

Authorising Officer sign/initial Tamara Dale Date: 02.10.2026