



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0462
Mill Farm , Mill Lane, Itchingfield, West Sussex, RH13 0NP

DESCRIPTION:

Demolition of redundant agricultural buildings and the erection of two dwellings; change of use of land from agriculture to residential gardens.

RELEVANT PLANNING HISTORY:

DC/21/0461	Construction of an open air swimming pool.	Withdrawn	Application	on
		24.12.2021		
DC/21/2075	Prior Notification for the change of use of an agricultural building to a single dwellinghouse (C3).	Prior Approval Required and		
		PERMITTED	on	
DC/21/2236	Change of use of land to form enlarged residential curtilage and installation of an open air swimming pool.	Application	Permitted	on
		20.05.2022		
HRA/22/0004	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/21/2075.	Application	Refused	on
		31.05.2022		
HRA/22/0020	Regulation 77 of the conservation of habitats and species Regulations 2017 in respect of Prior Notification Approval DC/21/2075	Application	Permitted	on
		05.12.2023		
DISC/23/0034	Approval of details reserved by condition 1 to approve application DC/21/2075.	Application	Permitted	on
		30.03.2023		
DC/23/0460	Demolition of an agricultural building and the erection of a two-storey dwelling (as an alternative to prior approval reference DC/21/2075).	Application	Permitted	on
		02.05.2024		
DISC/24/0169	Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/23/0460	Application	Permitted	on
		24.07.2024		
DC/24/1456	Prior Notification for Change of Use of Agricultural Building to form one dwellinghouse.	Prior Approval Required and		
		REFUSED	on	
DC/24/1475	Prior Notification for Change of use of building to form a single dwelling. Installation of windows, doors, a mezzanine floor and drainpipes/guttering. Replacement cladding to walls and roof.	Prior Approval Required and		
		REFUSED	on	
DC/24/1831	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.	Prior Approval Required and		
		PERMITTED	on	
DISC/25/0043	Approval of details reserved by condition 7 to approved application DC/23/0460	Application	Refused	on
		06.03.2025		
DC/25/0232	Prior Notification for Change of Use of two buildings with associated operational development to 1no. dwellinghouse. Operational development includes replacement wall and roof cladding, rendering, walls, doors and rainwater goods.	Prior Approval Required and		
		REFUSED	on	
DISC/25/0151	Approval of Details Reserved by Condition 7 to approved application DC/23/0460	Application	Permitted	on
		02.07.2025		
DC/25/0816	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.	Prior Approval Required and		
		PERMITTED	on	

DISC/25/0165	Application for approval of details reserved by conditions 5 & 6 to approved application DC/23/0460	Withdrawn 08.07.2025	Application	on
S106/25/0018	Discharge of the planning obligation contained at Paragraphs 6 and 7 of Schedule 3 of the S.106 agreement accompanying the grant of planning permission pursuant to ref: DC/23/0460.	Application 28.11.2025	Permitted	on
DISC/26/0063	Application for Approval of Details Reserved by Condition 2 to approved application DC/24/1831	Application 11.05.2026	Permitted	on
DISC/26/0064	Application for Approval of Details Reserved by Condition 2 to approved application DC/25/0816	Application 11.05.2026	Permitted	on

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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

Barns Green & Itchingfield Neighbourhood Plan (BGINP) 2015 - 2031:

Policy 11 - Windfall Development
Policy 12 - Design Parameters
Policy 13 - Sustainable Design Requirements
Policy 14 - Housing Mix
Policy 15 - Off-Street Parking

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-years. 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 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change

Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
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
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 44: Rural Workers Accommodation
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Supplementary Planning Guidance:

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

Planning Advice Notes:

Facilitating Appropriate Development
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: No Objection [Summary, Second Assessment: 10/06/2026]

No concerns in terms of loss of/direct impacts on trees outside of the AW that are present at the site.

HDC Environmental Health: No Objection [Summary]

Landfill gas protection measures are to be agreed with Horsham District Council. It is understood that protection measures to be incorporated into the design of the new buildings on site are to be similar to those already approved for the adjacent two dwellings located on immediately adjacent land to the north and east of the current site boundary.

A technical note was then provided to the Council after request for further detail and forwarded to Environmental Health. The technical note provided by Ground Condition Consultants satisfied Environmental Health with respect to ground gas risk to the developments, with no additional action required.

PlaceServices Ecology: No Objection subject to Condition

Satisfied that there is sufficient ecological information available to support determination of this application.

Understand from the Existing Tree Schedule (South Downs Ecology, submitted March 2026) that there are trees within the hedgerow (including T02 Ash) which will be removed. Have been advised that the trees have been subject to a Ground Level Tree Assessment (GLTA) and were found to have no bat roost potential.

PlaceServices Landscape: No Objection / Comment

Overall, the principle of development is not opposed and the repositioning of the proposed dwellings outside the minimum ancient woodland buffer is welcomed. However, the site's close relationship with the ancient woodland and existing vegetation means that careful consideration must be given to landscape impacts, construction activities, and long-term integration into the surrounding rural landscape.

Southern Water: Comment

WSCC Highways: No Objection

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 (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments: No Objection

Itchingfield Parish Council has no objections and recommends this planning application for approval.

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

This application is for the Demolition of redundant agricultural buildings and the erection of two dwellings; change of use of land from agriculture to residential gardens at Mill Farm, Mill Lane, Itchingfield.

The application site is found within a cluster of buildings forming 'Mill Farm'. The proposal is 0.4km south of the built up area of Broadbridge Heath as the crow flies and 0.8km of the built up area of Horsham as the crow flies. The site is accessed off a private driveway shared with Mill Farm, a single-track lane serving as Public Right of Way No. 1630, before joining with the publicly maintained highway

at Fulfords Road, approximately 690m south-west of the site. Ancient Woodland of Baystone Copse is located 15m to the north west of the site.

Principle of Development:

Spatial and Countryside Planning Policy

Policy 2 of the 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

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to 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.

Policies 9 and 10 of the Barns Green and Itchingfield Neighbourhood Plan allocates residential development at Sumners Ponds and Old School Site, Itchingfield. Policy 11 of the Barns Green and Itchingfield Neighbourhood Plan states that development proposals for residential development on unidentified sites within the built-up area boundary will be supported subject to a number of criteria.

The site is located outside of the built-up area and is not allocated within Horsham's Development Plan, which comprises the Horsham District Planning Framework (HDPF). As a result, residential development in this location would conflict with the requirements of Policies 2, 3 and 4 of the HDPF and Policy 11 of the Barns Green and Itchingfield Neighbourhood Plan. In addition, the proposed development is not considered to be essential to the countryside location and would be in conflict with Policy 26 of the HDPF.

Housing Land Supply Position:

The Council's latest Authority Monitoring Report (April 2025) confirms a housing land supply position of 1.7 years against its objectively assessed need. The Authority, therefore, is unable to demonstrate a 5-year supply of housing land. As a consequence of this position, the weight which can be assigned to the policies of the development plan which constrain the availability of housing land, comprising HDPF Policies 2, 3, 4 and 26 is diminished.

Consideration, further, must be given to the provisions of the Framework at Paragraph 11(d), and the 'tilted balance' which this provision engages. This will be addressed within the concluding section of this report.

The Council has published the Shaping Development in the Horsham District document which acknowledges the Council's housing supply position and suggests an interim approach that the Council

will pursue in relation to development prior to the adoption of the emerging Horsham District Local Plan. It is, though, considered that the proposed development does not accord with the provisions of the document, noting that Paragraph 5.12 in the document requires development to, *inter alia*, adjoin an existing settlement edge as defined by a corresponding built-up area boundary.

Planning History and Alternative 'Fallback Position'

The proposal follows recent prior approval decisions DC/24/1831 (Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse) and DC/25/0816 (Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse). The application is made in the alternative to these applications in relation to the same buildings and the same location. The prior approval does represent a viable fallback for development, as the pre-commencement conditions have been discharged under DISC/26/0063 and DISC/26/0064 for each respective application. Consequently, there are no barriers to the extant prior approval consent being carried out. This represents a viable fallback to the current application proposal.

The presence of a viable fallback position for the change of use to 2no dwellings is a significant material consideration and establishes the principle of housing on this site. Whilst the current proposal would see an increase in footprint, the development would allow a more comfortable proposal to be designed as well as improving the execution of the implementation 2no dwellings at the site.

It is therefore considered that a refusal of the current application would not prevent residential development being delivered on the site. It is therefore considered that the principle of residential development on the site has been established.

Conclusions on Matters of Principle

The provision of market housing within this countryside location is considered to conflict with the provisions of development plan policy HDPF Policies 2, 3, 4 and 26. Similar conflict is considered to arise in relation to the provisions of the emerging local plan at Policies 1, 2, 3 and 14, acknowledging the similarity of emerging policy provisions to existing policy.

The degree of weight which can be accorded to conflict with the spatial and countryside protection provisions of the development plan, though, is diminished by reason of the Council's inability to demonstrate a deliverable 5-year land housing supply. These policies attract moderate weight.

Conflict with the provisions of the emerging HDLP, further, would also be considered to attract only limited weight owing to the early stage of preparedness of the HDLP, which has yet to be adopted, and the extent of unresolved objections against individual policies as part of the examination, including those identified above, pursuant to the provisions of NPPF Paragraph 48 in this regard.

The fallback position established by ref: DC/24/1831 and DC/25/0816 for 2no dwellings is considered viable and likely to be implemented in the event that planning permission were not granted in this instance. It is therefore, considered that this fallback position attracts significant weight. The proposed development would therefore result in no greater intensification in use of the site than that arising from the extant permission, where the permissions have established the principle of residential development on the site. In considering all relevant material considerations, it is therefore considered that the principle of development is acceptable in this instance.

Design and Appearance:

Paragraph 135 of the NPPF (December 2024) should ensure that development is high-quality, functional and enduring, creating visually attractive places through good architecture, layout and landscaping. They should respect and enhance local character and history while allowing for appropriate innovation, establish a strong sense of place, and make efficient use of land to support a suitable mix of uses and community infrastructure. Development should also deliver safe, inclusive and accessible environments that promote health and well-being, provide a high standard of amenity for all users, and avoid impacts that could undermine quality of life or community cohesion.

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- Conserve and where possible enhance the setting of the South Downs National Park.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 12 of the BGINP seeks to ensure developments are of a high-quality design and respect the layout and design characteristics of the area of Barns Green and Itchingfield.

The proposal seeks to introduce two residential dwellings in place of the current agricultural barns located on site. Both dwellings are located south of Green Barn itself approved under DC/24/0430 by around 20m and located to the south east of Baystone Copse, an area of ancient woodland by around 15m. Design revisions were received on Officer recommendation during the course of the application. This paragraph is split to discuss both barns separately:

Tool Barn (DC/25/0816)

The Tool Barn is the smaller proposed dwelling to be created. This proposal creates a modest 2 bedroom dwelling built in a similar architectural style and form to that of Green Barn. The proposal does increase in scale compared to the tool shed which is currently sited and creates a larger impact than that of currently sited shed. However, it is considered that the development, would create a well-designed dwelling which would tie into the agricultural context of the site and create the appearance of an agricultural courtyard development. The proposal benefits from a spacious garden which would be afforded and parking spaces to the front of the dwelling. The development would be finished in vertical timber cladding with a corrugated metal roof which neatly ties within the agricultural context of the site. The development though a large increase in scale compared to the currently sited shed and prior approval design, would realise a more effectively executed design and would likely result in a better living accommodation for future occupiers. It is therefore considered that the development, though establishing a 'new barn' and removing the simple structure of the tool shed, would result in a more considered design and would be thought acceptable.

Pole Barn (DC/25/1831)

The Pole Barn is the larger dwelling which is created. This proposal creates a large, 5 bedroom dwelling which has been designed to reflect a barn conversion. The proposal would have a slight increase in scale compared to the approved prior approval application. The barn however retains its form from the prior approval and is not radically altered compared to the Tool Barn. The Pole Barn is clad in timber with a mix of vertical and horizontal cladding and also implements corrugated metal roof to match that of the Tool Barn and other developments onsite. The roof itself is a slight asymmetric pitched roof. The proposal was revised slightly during the course of the application to reduce the amount of full height windows at first floor level to give a less overtly contemporary finish and introduce an asymmetry to the rear elevation to break the uniform appearance that was visible on the previous design. A timber pergola runs near the width of the rear elevation and is 2.7m in height and 2m in depth. The proposal does introduce a contemporary finish to the barn, however, it is considered the materiality and the revisions are acceptable and allow an observable link to an agricultural character

and improve on the original submitted design with smaller windows and an asymmetric finish. The proposed dwelling would benefit from adequate amenity and parking space. It is therefore considered that proposal is acceptable.

Conclusion

In totality, the proposed development is considered to sit appropriately within the context of the site and would reflect the character and appearance of the rural locality. The proposal is therefore considered to 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.

In respect of neighbouring amenity, it is acknowledged that the proposal would not appear to have any detrimental impact. The orientation of the proposed dwellings, coupled with the orientation of the existing dwellings on site is not thought to create a heightened impact on the existing situation or contribute to overlooking, overshadowing or being overbearing. The proposed dwellings are spaced appropriately from each other and its not thought there would be an issue relating to privacy. The proposal is therefore considered to accord with the above policy.

Highways Impacts:

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

In consultation with the LHA, it is not considered that the proposal is likely to generate movements that would impact the surrounding highways network and is thus considered acceptable. Parking spaces are provided for the dwellings with it thought possible to turn around within the larger site if necessary and exit the site down the private driveway in forward gear. The proposal is therefore considered to provide safe and adequate access and parking for all users, in accordance with the above policy.

Ecology:

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- Conserve and where possible enhance the setting of the South Downs National Park

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC

The proposal has a separate parcel of land located to the east of the site allocated for Biodiversity Net Gain and is located close to ancient woodland. The Ecological Assessment has been reviewed by the Council's Ecologist with no objection raised subject to the implementation of the assessments recommended actions including integration of bat and bird boxes to each dwelling and a hedgehog box, bat box and log pile to the proposed BNG area. No arboriculture concerns have been raised in regard to the proposal after revision of plans. It is therefore considered the proposal would accord with the policies above.

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.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development will secure the following measures to build resilience to climate change and reduce carbon emissions:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement

- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

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 39.02% (onsite habitat); 25.05% (onsite hedgerow) net gain is achievable by way of onsite biodiversity gains.

Conclusions:

It is considered the proposal abides by the policies above and is 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)	342m2	175m2	167m2
	Total Gain		167m2
	Total Demolition		175m2

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 other than demolition shall commence until drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
- (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No part of the development hereby permitted shall be commenced above ground floor slab level until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all boundary treatments
- Ecological enhancement measures set out at Section 8 to the Preliminary Ecological Appraisal and Preliminary Roost Assessment (ECOLOGICAL IMPACT ASSESSMENT, dated 16.03.2026)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, in the interests of visual amenity and to ensure a proportionate biodiversity net-gain in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Ecological Impact Assessment V1 (South Downs Ecology, August 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) Detailed designs or product descriptions to achieve stated objectives;
- c) Locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) Persons responsible for implementing the enhancement measures; and
- e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment by South Downs Ecology reference GS591.MillFarm.EcIA and received 16.03.2026 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in Section 5.4.3 of the Preliminary Ecological Appraisal (Arun Ecology, September 2024), which avoids impacts on protected species.

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

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

- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan PROPOSED SITE PLAN - 003 [20/05/2026] and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment and Method Statement Version 1 by South Downs Ecology dated 9 March 2026.

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

- 14 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment by South Downs Ecology reference GS591.MillFarm.EcIA and received 16.03.2026 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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

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).

- 16 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 17 **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).

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 \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

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.

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/26/0462Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing Plans Pole Barn	D979/05	27.03.2026
Floor plan	Existing Plans Pole Barn	D979/04	27.03.2026
Floor plan	Existing Plans Tool Shed Cottage	D980/04	27.03.2026
Elevation plan	Existing Elevations Tool Shed Cottage	D980/05	27.03.2026
Supporting Statement	Landscape and Ecological Management Plan by Batchellor Monkhouse	NONE	24.06.2026
Floor plan	Proposed Plans Pole Barn Scheme B	D979/06J	20.05.2026
Elevation plan	Proposed Elevations Pole Barn	D979/07G	20.05.2026
Location plan	Location Plan	001	16.03.2026
Site plan	Existing Site Plan	002	16.03.2026
Site plan	Proposed Site Plan	003	20.05.2026
Supporting Statement	Arboricultural Impact Assessment and Method Statement by South Downs Ecology dated 9 March 2026	Version 1	16.03.2026
Supporting Docs	Ecological Impact Assessment by South Downs Ecology	GS591.MillFarm.Ec IA	16.03.2026
Supporting Docs	Existing Tree Schedule by South Downs Ecology	GS591.v1 - Mill Farm	16.03.2026
Supporting Docs	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated February 2026	876/NJA/Robinson/MillFrmItch/PCRA2 026	16.03.2026
Elevation plan	Proposed Elevations Tool Shed	D980/07H	20.05.2026
Floor plan	Proposed Plans Tool Shed	D980/06G	20.05.2026
Elevation plan	Proposed Elevations Pole Barn Scheme B	D979/07G	20.05.2026
Plans	Tree Constraints Plan	GS591.MillFarm.T CP	16.03.2026
Plans	Tree Retention and Protection Plan	GS591.MillFarm.T RPP	16.03.2026
Supporting Docs	Technical Note by Ground Condition Consultants dated 27 April 2026	J26-089-R01 V1	28.04.2026

DELEGATED

Case Officer sign/initial

jBurrowes

Date: 19.06.2026

Authorising Officer sign/initial

TDale

Date: 22.07.2026