Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1853
Hope Farm, The Haven, Billingshurst, West Sussex, RH14 9BN

DESCRIPTION:
Removal of Condition 7 and 8 of previously approved application DC/23/0677 (Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use) Relating to Water Neutrality.

RELEVANT PLANNING HISTORY:

DC/23/0677	Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use.	Application Permitted on 10.11.2023
DC/22/2377	Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated external alterations (Full Application).	Application Permitted on 11.10.2023
DC/22/2378	Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated internal and external alterations (Listed Building Consent).	Application Permitted on 11.10.2023
DISC/23/0261	Approval of details reserved by condition 4 to approved application DC/23/0677	Application Permitted on 28.02.2024
DISC/23/0268	Approval of details reserved by condition 3 to approved application DC/23/0677	Application Permitted on 28.02.2024
DC/25/0145	Proposed demolition of 1970's extension to Grade II listed Farmhouse and changes to architectural treatment of proposed extension which was part of consented planning applications DC/22/2377 and DC/22/2378. Proposed new dwelling to north of the Farmhouse and associated landscape works (Full Planning)	Withdrawn Application on 08.07.2025
DC/25/0146	Proposed demolition of 1970's extension to Grade II listed Farmhouse and changes to architectural treatment of proposed extension which was part of	Withdrawn Application on 08.07.2025

	consented planning applications DC/22/2377 and DC/22/2378. Proposed new dwelling to north of the Farmhouse and associated landscape works (Listed Building Consent)		
DISC/25/0243	Application for Approval of Details Reserved by Condition 4 to approved application DC/22/2377	Application 30.09.2025	Permitted on
DISC/25/0253	Approval of details reserved by condition 3 to approved application DC/22/2377.	Application 08.10.2025	Permitted on
DISC/25/0357	Application for Approval of Details Reserved by Conditions 5 and 6 to approved application DC/23/0677.	Application 08.01.2026	Permitted on

DESCRIPTION OF THE SITE

The subject site is situated in the countryside and lies within a rural landscape surrounded by agricultural lands and hedgerows interspersed with areas of native woodland. The site is accessed off a narrow country lane, with the nearest village of Rudgwick located approximately 3.5km to the north. The site comprises a number of residential dwellings and has several outbuildings scattered sporadically that are associated with Hope Farm. I can confirm that the site is not within a conservation area, with the proposed works relating to a residential dwelling that is a Grade II Listed Building.

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 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 34 - Cultural and Heritage Assets

Rudgwick Neighbourhood Plan
Policy 6 – Design
Policy 7 – Local Economy
Policy 9 – Green Infrastructure

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

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:
None Received

PUBLIC CONSULTATIONS:

Representations:
None Received

Parish Comments:
Rudgwick Parish Council: No Objection - No objection provided that HDC are satisfied that the development remains compliant with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) required.

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

The application seeks the removal of Conditions 7 and 8 attached to planning permission DC/23/0677, which required the development to demonstrate water neutrality in accordance with Natural England's Position Statement of September 2021. That conditions were imposed to ensure compliance with the Conservation of Habitats and Species Regulations 2017, given uncertainty at that time regarding the potential effects of increased groundwater abstraction on the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites.

Since the granting of the original permission, the policy and evidential context has materially changed. On 31 October 2025, Natural England formally withdrew its September 2021 Position Statement following the completion and scrutiny of Southern Water's Hardham Basin Environmental Study. Natural England confirmed that a package of agreed measures, including a reduction in the Hardham groundwater abstraction licence and additional ecological resilience measures, provides sufficient certainty that new development within the Sussex North Water Supply Zone will not have a likely significant effect on the Arun Valley designated sites. As a consequence, Natural England has advised that local planning authorities are no longer required to undertake Appropriate Assessment or secure water neutrality mitigation for new development on the basis of water scarcity alone.

Notwithstanding the forthcoming licence modification, Horsham District Council, as competent authority, has continued to apply a precautionary approach pending formal implementation of the licence changes. In agreement with Natural England, the Council is utilising verified water savings achieved by Southern Water during 2024/25 through leakage reduction and related measures. These savings amount to approximately 3,240,000 litres per day and can be attributed to new development without increasing abstraction pressure on the Arun Valley sites. Natural England's standing advice dated 10 November 2025 confirms that reliance on these savings raises no objection and constitutes Natural England's formal response under Regulation 63(3) of the Habitats Regulations.

In this case, Officers have undertaken an Appropriate Assessment which demonstrates that the additional water demand arising from the development permitted under DC/23/0677, when considered alone and in combination with other permissions granted since 31 October 2025, would not exceed the available Southern Water savings. It is therefore concluded that the development will not result in an adverse effect on the integrity of the Arun Valley SAC, SPA or Ramsar sites.

Given the withdrawal of Natural England's 2021 Position Statement, the availability of confirmed water savings, and the conclusions of the Appropriate Assessment, it is considered that Conditions 7 and 8 are no longer necessary to make the development acceptable in planning terms. The conditions no longer meets the tests set out in paragraph 56 of the NPPF, as it is are not required to mitigate any identified harm. The removal would not conflict with Policy 31 of the Horsham District Planning Framework or the Council's duties under Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017.

Accordingly, the removal of Conditions 7 and 8 are considered acceptable, and the development permitted under DC/23/0677 can proceed without further water neutrality restrictions, without giving rise to harm to protected European sites.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 10.11.2026.

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

3 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/23/0261, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

4 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/23/0268, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

5 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/25/0357, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

6 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/25/0357, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

7 Not Used

8 Not Used

9 **Regulatory Condition:** The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Hope Farm: Impact Plan for great crested newt District Licensing (Sheets 1-2) (Version 1)", dated 26th July 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

11 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the explanatory email (Fuller, 28 September 2023), explanatory email (Fuller, September 2023), Preliminary Ecological Appraisal Report Rev 2 (Urban Edge Environmental Consulting Ltd, July 2023), Protected Species Surveys: Great Crested Newt & Reptiles (Urban Edge Environmental Consulting Ltd, July 2023), Nocturnal Bat Survey Report Rev 3 (Collington Winter Environmental Ltd, July 2023), Ecological Enhancements Plan Drawing No. 22130-400 (Marian Boswell, November 2022), SoftworksPlan 1 Drawing No. 22130-300 (Marian Boswell, November 2022), Softworks Plan 2 Drawing No. 22130-301-FH (Marian Boswell, December 2022), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

12 **Regulatory Condition:** The panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the roof, and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels.

Reason: In the absence of demonstrable need, there is no justification for the retention of the panels and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Natrure Space - Great Crested Newts Informative:

1. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.
2. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great

crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

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/25/1853

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	

Plans list for: DC/23/0677

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Large Sheds	2201-DR-LS-05-200	19.04.2023
Site plan		22130-060	19.04.2023
Layout plan	Hardworks	22130-110	19.04.2023
Layout plan	Hardworks	22130-111	19.04.2023
Section plan		22130-201	19.04.2023
Section plan		22130-202	19.04.2023
Layout plan	Softworks	22130-300	19.04.2023
Layout plan	Softworks	22130-301	19.04.2023
Layout plan	Ecological Enhancements	22130-400	19.04.2023
Supporting Statement	Technical Note	NONE	19.04.2023
Supporting Statement	Preliminary Ecological Appraisal Report	NONE	19.04.2023
Supporting Statement	Nocturnal Bat Survey Report	NONE	19.04.2023
Supporting Statement	Arboricultural method statement	NONE	19.04.2023
Site plan		2201(GA)000	19.04.2023
Tree plan		NONE	19.04.2023
Location plan		2201-DR-LS-00-000	19.04.2023
Site plan	Existing	2201-DR-LS-01-001	19.04.2023
Floor plan	Existing ground floor large shed	2201-DR-LS-01-100	19.04.2023

Roof plan	Existing large shed	2201-DR-LS-01-101	19.04.2023
Elevation plan	Existing large shed	2201-DR-LS-01-200	19.04.2023
Elevation plan	Existing large shed	2201-DR-LS-01-201	19.04.2023
Section plan	Existing large shed	2201-DR-LS-01-400	19.04.2023
Plans	Large sheds demolitions	2201-DR-LS-02-100	19.04.2023
Floor plan	Proposed shed	2201-DR-LS-05-100	19.04.2023
Floor plan	Proposed shed	2201-DR-LS-05-101	19.04.2023
Roof plan	Proposed Large Sheds	2201-DR-LS-05-102	19.04.2023
Design & Access Statement	Part 1	NONE	04.05.2023
Design & Access Statement	Part 2	NONE	04.05.2023
Design & Access Statement	Part 3	NONE	04.05.2023
Design & Access Statement	Part 4	NONE	04.05.2023
Design & Access Statement	Part 5	NONE	04.05.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Docs	NSP Impact Map	NONE	27.07.2023
Supporting Docs	Revised Bat Survey	NONE	20.07.2023
Supporting Docs	Great Crested Newt Report	NONE	17.07.2023
Supporting Docs	Preliminary Ecological Appraisal Report	NONE	17.07.2023
Details plan	Ecological Enhancements Plan	22130-400	24.08.2023
Details plan	Map PEA	UE0537	24.08.2023
Supporting Statement	Filler Response	NONE	28.09.2023
Supporting Statement	Response to Ecology	NONE	24.08.2023
Site plan	Proposed	2201-DR-LS-05-001	17.07.2023
Supporting Docs	NSP Certificate	NONE	27.07.2023
Details plan	Softworks Plan 1: Bat Tree Markup	22130-300	24.08.2023
Details plan	Existing Treeworks Plan	22130-053	24.08.2023
Details plan	Existing Treeworks Plan	22130-053-H	24.08.2023

Elevation plan	Proposed Large Sheds	2201-DR-LS-05-201	19.04.2023
Section plan	Proposed Large Sheds	2201-DR-LS-05-400	19.04.2023
Section plan	Proposed Large Sheds	2201-DR-LS-05-401	19.04.2023
Supporting Statement	Proposal	NONE	19.04.2023
Supporting Statement	Proposal	NONE	19.04.2023
Supporting Statement	Proposal	NONE	19.04.2023
Supporting Statement	Landscape and Ecology	NONE	19.04.2023
Block plan		22130-052	19.04.2023

DELEGATED

Case Officer sign/initial Shazia Penne Date: 02.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.02.2026