



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1030

Kestrel Farm, Harbolets Road, West Chiltington, West Sussex, RH20 2LQ

DESCRIPTION:

Demolition of agricultural barn and erection of one (self-build) dwellinghouse.

RELEVANT PLANNING HISTORY:

DC/25/0774	Prior Notification for the conversion of an agricultural building to a single dwellinghouse.	Prior Approval Required and PERMITTED on 03.07.2025
DC/15/0496	Steel portal frame, grey fibre cement roof with vertical treated timber side cladding. Hardcore floor and access track (Agricultural Prior Notification)	Prior Approval Not Required on 31.03.2015
DC/09/0267	Erection of a building comprising 3 stables, tack room, hay/feed store, extension of access road and formation of hardstanding to serve stables	Application Refused on 29.04.2009
DC/08/2483	Erection of a building comprising 3 stables, tack room, hay/feed store, construction of sandschool and formation of hardstanding to serve stables and sandschool	Application Refused on 30.01.2009

DESCRIPTION OF THE SITE

The application site comprises a modern barn at Kestrel Farm, located to the northeast of Harbolets Road (B2133), approximately two miles from West Chiltington Common. The building is accessed from Harbolets Road via a gate and formal driveway. The building is not Listed nor is it within a Conservation Area.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the demolition of an existing agricultural barn and erection of one self-build dwellinghouse. The application benefits from a Class Q Prior Approval (DC/25/0774), which granted the change of use of the building into a dwelling. The permitted prior approval scheme has a gross internal floor area (GIA) of 214.14 sqm and the proposed dwelling would have a GIA of 168 sqm.

The existing agricultural building is timber clad, comprising of three roller shutter doors to the front elevation. The building was built after an application submitted in March 2015 (ref: DC/15/0496) for Agricultural Prior Notification for the barn and use of agricultural machinery, animal feed and bedding store, was issued by the Council.

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 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 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Thakeham Parish Neighbourhood Plan (to 2031):

Thakeham6: Design

Thakeham9: Development in the Countryside

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

Strategic Policy 1: Sustainable Development

Strategic Policy 6: Climate Change

Strategic Policy 10: Flooding

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection

Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

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 Arboriculture: Comment

The field is bounded by some mature oaks in the roadside hedgerows and a section of woodland to the immediate NW. If re-development of the scale proposed is to be approved, the protection of all of these principal landscape features from the development process would be prudent.

HDC Environmental Health: Comment

Recommend that the conditions attached to planning permission DC/25/0774 should be applied to this application.

Ecology Consultant: No ecological objection

Note from the Bat Emergence Survey (Arun Ecology Ltd. June 2026) that a single bat emergence survey undertaken from May 2026 concluded that bats are likely absent from Building B1 (timber-framed barn). Also note from the Preliminary Ecological Appraisal (Arun Ecology Ltd. December 2025) that Buildings B2 (metal storage container) and B3 (timber shed) have negligible bat roost potential and

no trees with Potential Roost Features for bats will be impacted by the development. Therefore agree that no further surveys for bats are required.

Therefore, believe there will be no Adverse Effect on Integrity of the bat SAC.

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

Southern Water: Comment

Insufficient information provided.

NatureSpace: Comment

Given the small scale of the development, and likely very limited impacts to the suitable onsite habitat, we are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

WSCC Highways: Comment

The existing vehicle access point on Harbolets Road is to be utilised for this development. From inspection of WSCC mapping, visibility appears somewhat restricted at the existing access point, particularly to the south of the existing access point. Though this can be remedied by cutting back of existing vegetation.

Note that this access has served an existing agricultural use, and the proposals are not anticipated to give rise to a material intensification of use of the existing access point. In addition, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Regarding vehicle parking, there appears to be sufficient space within the site to accommodate at least three car parking spaces, in accordance with WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The LPA may wish to request secure cycle parking provision be provided if they feel it appropriate to do so for this site location.

In summary, 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:

None received.

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:

Spatial and Countryside Planning Policy

Policy 2 of the Horsham District Planning Framework (HDPF) (2015) defines the strategic spatial strategy of the development plan. HDPF Policy 2 confirms that the development plan will seek to satisfy community needs by way of sustainable growth which maintains suitable access to services and local employment while maintaining the unique rural character of the District. In realising these strategic aspirations, Policy 2 confirms that the spatial approach of the development plan is, *inter alia*, to focus development around the main settlement of Horsham, allow growth in the remainder of the District in accordance with a defined settlement hierarchy, bring forward strategic housing for housing and employment development to meet identified needs, support the sustainable development of settlements and manage development around the edges of settlements to prevent the merging of settlements and to protect rural characters.

Policy 3 of the HDPF defines the settlement hierarchy of the District and establishes that development will be permitted within towns and villages which possess defined built-up areas. Ashington is classified within the settlement hierarchy as a 'medium village', generally described as a settlement which benefits from a moderate level of services, amenities and community infrastructure together with some access to public transport. These settlements are often capable of meeting some day-to-day needs of residents but rely on larger settlements to satisfy a full range of employment, educational and amenity needs. Outside of a defined built-up area boundary, the accompanying text to Policy 3 at paragraph 4.7 confirms that land is to constitute a 'countryside' location where development is to be more strictly controlled.

Policy 26 of the HDPF addresses countryside protection and establishes that outside of defined built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location and, in addition, meet one or more additional criteria. Those additional criteria defined by HDPF Policy 26 are that development supports the needs of agriculture or forestry, enables the extraction of minerals or the disposal of waste, provides for quiet informal recreational use or enable the sustainable development of rural areas.

Policy 26 of the HDPF, in addition, provides that development must be of a scale appropriate to its countryside character and location, protects and/or enhances the key features of its respective landscape character area and avoids a significant increase, individually or cumulatively, in activity in the countryside.

The site is located outside of the built-up area and is not allocated within the Horsham District Planning Framework (HDPF) and Shipley's Neighbourhood Plan. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 of the HDPF. 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.

Planning History and Alternative 'Fallback Position'

The proposal follows a recent prior approval decision (ref: DC/25/0774) for the change of use of agricultural building to 1no dwellinghouse. The application is made in the alternative to the application (DC/25/0774) in relation to the same building and the same location. The prior approval represents a

viable fallback for development. 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 1no. dwellinghouse is a significant material consideration and establishes the principle of housing on this site. The existing building has a gross internal floor area (GIA) of 116.27 sqm and the permitted prior approval scheme has a GIA of 214.14 sqm. The proposed dwelling would have a GIA of approximately 168 sqm. The proposed footprint would therefore be a reduction in built form compared to the permitted prior approval. A refusal, therefore, of the current application would not prevent residential development being delivered on that site, and the proposal would have a reduced built form compared to what is currently approved under prior approval. It is therefore considered that the principle of the development on the site for 1no dwellinghouse has been established.

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 in addition to Policy Thakeham1 of the TNP is diminished.

Consideration, further, must be given to the provisions of the Framework. Policy S3 (Presumption in favour of sustainable development) states that decisions on development proposals should apply a presumption in favour of sustainable development, where this means that outside settlements, policy S5 should be applied. Policy S5 (Principle of development outside settlements) of the NPPF states that only certain forms of development should be approved outside settlements. These should be approved unless the benefit of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in this Framework. Subparagraph j. of this policy states that 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 housing land 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 (unless the nature of development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure.

In light of the lack of a five-year housing land supply, 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 HDLP. 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.

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 afforded 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.

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.

The fallback position established by ref: DC/25/0774 for 1no dwellinghouse 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 create 1 dwellinghouse, as established by the fallback position, therefore resulting in no greater intensification in use than that arising from the extant permission, where the permission has 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:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

The application seeks to demolish the existing agricultural building and erect a 3 bedroom self-building dwelling in a similar location, but re-orientated so that the principal elevation faces west. The container and shed on site will also be removed. The existing agricultural barn is timber clad, comprising of three roller shutter doors to the front elevation. The existing agricultural building is of no particular design merit, being constructed to a scale/height for the needs of agriculture. The building is of an agricultural form and character, with their presence in a rural location neither unusual nor unexpected.

The proposed dwelling would have a more domestic character when compared to the existing agricultural barn. The proposal would make use of an area of land already developed and would be wholly contained within the existing well-screened site boundaries and set back from Harbolets Lane. The dwelling would be situated in an agricultural field but would be positioned close to the boundary with Harbolets Road to not encroach too far into the agricultural land. The residential curtilage would be contained to the area immediately surrounding the dwelling and existing driveway, which appears appropriate. The dwelling itself would incorporate gable ends and dormers, with an overall height of approximately 7.4m. Materials include horizontal timber boarding to the elevations and tiles to the roof, which would be appropriate to the rural setting. The scale massing and appearance would relate sympathetically to the setting of the site and is not considered to appear as an unduly prominent addition, as it would be an overall improvement compared to the permitted prior approval dwelling (DC/25/0774).

The wider boundaries to Kestrel Farm are enclosed by mature trees and hedgerows. However, due to the level of some of the screening along the boundary with the main road, it is acknowledged that the residential dwelling may appear visible in views from public vantage points and therefore would be viewed in the context of the landscape character. While there would be a level of landscape harm arising from the introduction of a domestic building, which would change the character and appearance of the land, it is considered that appropriate informal landscaping could soften the appearance and not cause any unacceptable harm in this location. There would be an expectation of post and rail fencing rather than close boarded fencing, and the use of native species, to appropriately integrate the dwelling into the landscape setting, while also not introducing prominent domestic paraphernalia into the rural land.

On balance, while there is a level of landscape harm due to the introduction of a domestic residential property, which would change the appearance and character of the agricultural land, there is already an approved residential use on site through the prior approval application (DC/25/0774). The proposed dwelling would also be comparable in size to the existing barn on site, and smaller than the permitted dwelling (DC/25/0774). The dwelling would be contained to a small residential curtilage, and through the incorporation of informal landscaping, it is considered that any potential landscape harm can be mitigated. Furthermore, a refusal of this application would not prevent the change of use of the existing to residential on site. On balance, the level of landscape harm resulting from the application would not be significant enough to justify a refusal.

Overall, it is considered that the extent, scale and layout of the proposed development would be proportionate to the application site. It is acknowledged that there is a level of landscape harm due to a new residential dwelling on site which would urbanise the existing rural context, however, this would be considered an improvement over and above the existing site layout and the alternative 'fallback' position. The design and appearance are therefore considered to be acceptable.

Trees and Landscaping

A tree protection plan, arboricultural report and tree survey have been provided with the application. The arboricultural report concludes that the proposal would not have a detrimental effect on the trees sited along the site boundary. Tree protective measures are advised and should be adhered to for the duration of the build. Tree protection fencing and ground boarding are proposed and annotated on the tree protection plan. HDC Arboriculture advised that a revised method and scheme of tree protection for all phases of development is recommended and recommended a number of conditions.

Residential Amenity:

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

The proposal is not considered to give rise to any unacceptable neighbour amenity issues due to the distance between the development to the nearest residential neighbours. The proposed dwelling maintains a comparable height and footprint to the existing building. Furthermore, as the proposal is located in a field, with no other building in close proximity, there would be limited impact on neighbouring amenity, as the nearest dwellings are approximately 0.13km from the proposed dwelling. There are also no active farm buildings within the immediate surroundings of the site. It is therefore considered that the proposal would not result in unacceptable harm to neighbouring amenity, or a negative impact on future occupiers, in accordance with Policy 33 of the HDPF.

Highways Impacts:

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

The proposal would utilise the existing access to the public highway and the driveway would be sufficient to accommodate the necessary parking demand for the site. Regarding parking provision, there is adequate space on the proposed driveway which could accommodate a number of vehicles, at least 3 vehicles. It is considered that there would be sufficient parking provision for the 3 bedrooms within the dwelling, in accordance with WSCC Parking Standards Guidance which states that for 3 bedrooms there must be a minimum of 2.2 parking spaces. WSCC Highways confirmed that the demonstrated car parking provision would be in accordance with WSCC Parking Standards for a development of this size and location.

Following consultation with WSCC, as the Local Highway Authority, no objection to the proposal has been raised. The proposal is not considered to result in harm to the function or safety of the public highway network.

Ecology:

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

The application is supported by a Preliminary Ecological Appraisal (PEA) and Bat Survey Report. The PEA recommended that ecological enhancements such as bat and bird boxes are installed as part of the development. As Building B1 was classified as having low sustainability for roosting bats, a bat emergence survey was required to determine the presence or likely absence of bats. The PEA concluded that further assessment would be required, and mitigation is required within the design and construction phase of development to ensure it proceeds lawfully. The Applicant provided a Bat Survey Report which concluded that bats are considered to be likely absent from building B1 at the time of the bat survey and as such the development is reasonably unlikely to result in harm to individual bats or adversely impact bat roosts. Therefore, the development will be compliant with the legislation and planning policy. Ecology raised no objection to the proposal and recommended a number of conditions.

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 N6 of the NPPF.

Other Matters:

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 the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- 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 demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The application site benefits from an extant Prior Approval (DC/25/0774) for the change of use of the existing building to 1no. dwellinghouse. This extant permission is considered to represent a realistic fallback which establishes the principle of residential development on site. The proposed development would improve the quality of accommodation and would offer improvements in design and sustainability. The proposal is considered to relate sympathetically to the character and built form of the wider surroundings.

The proposal would not result in adverse harm to the amenities of nearby residential properties and would not have detrimental impact on the safety and function of the public highway network. For these reasons, the development is recommended for approval, subject to conditions.

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)	168m2	116m2	52m2
Total Gain			52m2

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

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

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

Recommendation: Application Permitted

Conditions:

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

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

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

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

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

- 5 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology Ltd., December 2025) shall be submitted to and approved in writing by the local planning authority.

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

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under N2 of the NPPF (2026) and s40 of the NERC Act 2006 (as amended).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied 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:
- (a) Details of all existing trees and planting to be removed and retained
 - (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - (c) Details of all hard surfacing materials and finishes
 - (d) Details of all boundary treatments
 - (e) Details of all external lighting

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 (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, 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 shall be 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).

- 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:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden of the 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).

- 11 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey (Arun Ecology Ltd., June 2026) and Preliminary Ecological Appraisal (Arun Ecology Ltd., December 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse in Section 6.5.10 and the Precautionary Method Statement for protected and Priority species in Sections 6.4.2 and 6.4.5 of the Preliminary Ecological Appraisal (Arun Ecology Ltd., December 2025). This avoids impacts on European Protected Species and protected species.

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 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).

- 12 **Regulatory Condition:** The dwellings 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), N6 of the National Planning Policy Framework (2026), 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).

- 13 **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).

- 14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 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/26/1030

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed	01 REV C	25.06.2026
Floor plan	Proposed Ground	02 REV B	25.06.2026
Floor plan	Proposed First	03 REV A	25.06.2026
Roof plan	Proposed	03B REV A	25.06.2026
Elevation plan	Proposed	04 REV A	25.06.2026
Section plan	Proposed	05 REV A	25.06.2026
Plans	Existing Ground and Roof	23.94 PL 003	25.06.2026
Elevation plan	Existing	23.94 PL 004	25.06.2026
Site plan	Existing	EX01 REV B	25.06.2026
Location plan		L01 REV C	25.06.2026
Block plan	Proposed Block Plan	01 REV A	28.07.2026
Tree plan	Tree Protection Plan	NONE	25.06.2026
Design & Access Statement		NONE	25.06.2026
Supporting Docs	Tree Survey	NONE	25.06.2026
Supporting Docs	Preliminary Ecological Appraisal	C-NJA-088-001-001, REV 001	25.06.2026
Supporting Docs	Bat Survey Report	NONE	25.06.2026
Supporting Statement	Energy Statement	NONE	25.06.2026

DELEGATED

Case Officer sign/initial

Bethan Tinning

Date: 11.09.2026

Authorising Officer sign/initial

RHERMITAGE

Date: 11.09.2026