

Mr Huw James
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

**Lower Perryland Farm Basing Hill Access Road Dial Post West Sussex
Demolition of existing agricultural barns and erection of 3no. residential dwellings, with
associated car ports, landscaping and parking.**

Your application DC/25/1439 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Mr Huw James
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

Application Number: DC/25/1439

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Lower Perrylands Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they **PERMIT** the following development, that is to say:

Demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking.

Lower Perryland Farm Basing Hill Access Road Dial Post West Sussex

to be carried out in accordance with Application No. DC/25/1439 submitted to the Council on 08/09/2025 and subject to compliance with the plans/documents and conditions specified hereunder.



Emma Parkes
Head of Development and Building Control

Date: 31/03/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	GCN Impact Plan	NONE Version 1	17.03.2026
Supporting Docs	District Licence Report By NatureSpace Partnership dated 16 March 2026	202602059	17.03.2026
Elevation plan	Existing Units 4 & 5 Elevations	P015 Revision P1	08.09.2025
Elevation plan	Existing Units 4 & 5 Elevations	P014 Revision P1	08.09.2025
Floor plan	Existing Units 4 & 5 Ground Floor Plan	P008 Revision P1	08.09.2025
Roof plan	Existing Units 4 & 5 Roof Plan	P009 Revision P1	08.09.2025

Floor plan	Unit 3 Proposed First Floor Plan	P028 Revision P3	08.09.2025
Floor plan	Unit 3 Proposed Ground Floor Plan	P027 Revision P3	08.09.2025
Roof plan	Unit 3 Proposed Roof Plan	P029 Revision P3	08.09.2025
Elevation plan	Existing Unit 1 Elevations	P011 Revision P1	08.09.2025
Block plan	Proposed Site Block Plan	P016 Revision P4	08.09.2025
Elevation plan	Unit 1 Elevations	P021 Revision P2	08.09.2025
Elevation plan	Unit 1 Elevations	P020 Revision P2	08.09.2025
Floor plan	Unit 1 Proposed First Floor Plan	P018 Revision P2	08.09.2025
Floor plan	Unit 1 Proposed Ground Floor Plan	P017 Revision P2	08.09.2025
Supporting Docs	Arboricultural Impact Assessment by Larch Landscape Consultancy and Design Ltd dated August 2025	LAR2510-ARB-REP-0140	08.09.2025
Plans	Proposed Landscape Plan	0901 Revision P03	08.09.2025
Supporting Docs	Ecological Impact Assessment by Lizard Landscape Design and Ecology dated 01/09/25	LLD3521-ECO-REP-003-00-EcIA Revision 00	08.09.2025
Supporting Docs	Phase I Desk Study by OnyxGeo Consulting Ltd dated 14 April 2025	ON251025-XX-XX-RP-X-701-C02	10.11.2025
Roof plan	Unit 1 Proposed Roof Plan	P019 Revision P2	08.09.2025
Elevation plan	Unit 2 Elevations	P026 Revision P2	08.09.2025
Elevation plan	Unit 2 Elevations	P025 Revision P2	08.09.2025
Floor plan	Unit 2 Proposed First Floor Plan	P023 Revision P2	08.09.2025
Floor plan	Unit 2 Proposed Ground Floor Plan	P022 Revision P2	08.09.2025
Roof plan	Unit 2 Proposed Roof Plan	P024 Revision P2	08.09.2025
Elevation plan	Unit 3 Elevations	P031 Revision P2	08.09.2025
Elevation plan	Unit 3 Elevations	P030 Revision P2	08.09.2025
Tree plan	Tree Constraints Plan	0101 Revision P02	08.09.2025
Tree plan	Tree Protection Plan	0110 Revision P01	08.09.2025
Elevation plan	Car Port Elevations	P032 Revision P1	08.09.2025
Location plan	Existing Site Location Plan	P001 Revision P2	08.09.2025
Site plan	Existing Site Plan	P002 Revision P1	08.09.2025
Elevation plan	Existing Unit 1 Elevations	P010 Revision P1	08.09.2025
Plans	Existing Unit 1 Plans	P003 Revision P1	08.09.2025
Elevation plan	Existing Unit 2 Elevations	P012 Revision P1	08.09.2025
Floor plan	Existing Unit 2 Ground Floor Plan	P004 Revision P1	08.09.2025
Roof plan	Existing Unit 2 Roof Plan	P005 Revision P1	08.09.2025

Elevation plan	Existing Unit 3 Elevations	P013 Revision P1	08.09.2025
Floor plan	Existing Unit 3 Ground Floor Plan	P006 Revision P1	08.09.2025
Roof plan	Existing Unit 3 Roof Plan	P007 Revision P1	08.09.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 Condition:** The construction of the dwellings hereby approved shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site has been submitted to and approved, in writing, by the Local Planning Authority:

- (a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.
- x. Details of traffic construction routing to and from the site

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 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 LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

- 8 **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
- (f) Ecological enhancement measures set out in Section 5 of the Ecological Impact Assessment Survey by Lizard Landscape Design and Ecology, dated 01.09.2025.

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).

- 9 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 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 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).

- 11 **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 a minimum provision for gigabit-capable 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).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 13 **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 the approved site block plan [P016, REV P4 dated 08.09.2025] 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).

- 14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the windows at first floor level on Unit 1 east elevation, Unit 2 east elevation and Unit 2 west elevation have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 17 **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), 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).

- 18 **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).

- 19 **Regulatory Condition:** No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan "Lower Perryland Farm: Impact plan for great crested newt District Licensing (Version 1)", dated 11th March 2026.

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-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 20 **Regulatory Condition:** No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR177, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 21 **Regulatory Condition:** No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR177, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

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-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 22 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape

Design and Ecology, September 2025) 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 reptiles and mobile protected species in Sections 4.5.2 and 4.7.2 of the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 2025), 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 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).

- 23 **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).

Note to Applicant

It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

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-OR177, 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 newts are thereby committed then criminal investigation and prosecution by the police may follow.

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/submit-a-biodiversity-gain-plan).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024)) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant – Community Infrastructure Levy (CIL):

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1439

Lower Perryland Farm, Basing Hill Access Road, Dial Post, West Sussex, RH13 8NT

DESCRIPTION:

Demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking.

RELEVANT PLANNING HISTORY:

DC/24/1087	Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses	Prior Approval Required and PERMITTED on 25.09.2024
DISC/25/0206	Application for Approval of Details Reserved by Condition 1 to approved application DC/24/1087	Application Permitted on 26.03.2026
HRA/25/0016	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/1087	Application Permitted on 21.11.2025

DESCRIPTION OF THE SITE

The site lies to the south-west of the settlement of Dial Post outside of the built-up area boundary. The site comprises agricultural land, with a farmstead layout with a number of barns and associated structures arranged around a central yard. The site is accessed via a private access track leading west from the A24.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the demolition of the existing agricultural barns and the construction of 3no. detached residential dwellings, together with associated car ports, access, parking and landscape. The three dwellings (Units 1-3) are arranged within the area currently occupied by the barns, following a similar footprint and orientation. Each dwelling is a two storey four-bedroom property, providing family-sized accommodation. The external materials comprise timber cladding in natural tones, oak-framed elements, clay-tiled pitched roofs, and timber framed windows and soffits. The vehicular access will be taken from the private track off the A24.

Each dwelling will be served by a double car port and additional driveway parking. The existing barns to be demolished have a combined footprint of 1,420.25 sqm, while the proposed dwellings and car ports together have a footprint of 985.41 sqm.

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

Shipley Neighbourhood Plan (2019-2031):

Policy Ship HD1: New housing development

Policy Ship HD2: Housing Mix

Policy Ship HD3: High quality design

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 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)

Parish Design Statement:**Planning Advice Notes:**

Shaping Development in Horsham District

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboriculture: Advice

The three mature oak trees present at the site are material considerations of the planning process/landscape impacts of proposed development. Their retention and protection from new development are appropriate in accordance with the conservation of the landscape setting and recognised value of these landscape elements.

HDC Drainage: No Objection

HDC Drainage have no objection to the drainage strategy in principle but have recommended condition(s) to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025) and the Horsham District Planning Framework (2015) – Policy 38.

HDC Landscape Architect: Supportive subject to attached recommendations

A Landscape and Visual Appraisal (LVA) has been submitted to accompany this application, and find the assessment and conclusions appropriate. The site is already developed, and would agree with the LVA that development on site would constitute a low magnitude of change to landscape receptors of value. Although the development will incur in a change in character from agricultural to residential, the surrounding immediate context includes residential development in the form of detached properties. The proposed dwellings have been designed to reflect the existing farmhouse and local design and material. The LVA includes recommendations to minimise the effects of the proposed development on the dark night sky which are welcome.

The site contains a variety of landscape features, and the proposals demonstrates the intention to retain and protect much of the existing vegetation. Additionally, new planting is proposed, including hedgerow, native scrub and tree planting. The Proposed Landscape Plan (0901 P03) shows the vegetation to be retained and the new landscaping proposals to strategic level. Welcome the sensitive approach to plot boundary treatment using wooden post and rail fencing and new hornbeam hedgerow planting. While acknowledge the need for vegetation removal along the eastern boundary, recommend avoiding the use of angular geometry and instead a more organic boundary alignment.

The site is already developed, and the proposals seek to replace the existing agricultural buildings with residential development of similar scale and appearance of the existing dwellings, with local design and materials. This approach reflects the Planning and Land Management Guidelines of the Landscape Character Area of the site and its surrounds. The proposed landscape strategy includes new hedgerows, which contributes positively to the local landscape character, alongside native scrub and other habitat enhancements to improve on-site biodiversity.

HDC Environmental Health: Further Information Required (received 10.10.2025)

From reviewing the information submitted, note that the commentary and figures in all three are based on a previous scheme on the site. Ask the Phase 1 Desk Study is updated so it is based on the current scheme which this application seeks permission for.

From reviewing the site investigation and remediation strategy, further site investigation works and an updated remediation strategy are required. Are however happy to request this through conditions, once satisfied that an up-to-date and relevant Phase I Desk Study has been submitted in support of the application.

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are satisfied that the above matter has been addressed.

HDC Environmental Health (Subsequent Consultation): No objection subject to conditions

Satisfied with the preliminary assessment of the risk to future site users.

Agree with the recommendations in the report in that to confirm ground conditions on site and to fully quantify the risks to future site users ground investigations should be undertaken on the site.

Happy to request further information through conditions.

OUTSIDE AGENCIES

Nature Space: Further Information Required

The above report has concluded that in the absence of survey information, that the District Licence route will be taken in order to ensure that the development proceeds lawfully. In agreement with this approach however it should be noted that the applicant has yet to enquire. In order to take this route, the applicant must submit a NatureSpace Report or Certificate prior to determination.

Nature Space: Comment

Advised the applicant has been sent their NatureSpace documentation and recommended conditions.

Ecology Consultant: No Ecological Objection subject to attached condition

Have reviewed the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 2025), relating to the likely impacts of development on designated sites, protected and Priority species and habitats and the identification of proportionate mitigation.

Note from the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 2025), that Buildings B01 (derelict cattle shed), B02 (storage barn), B03 (storage barn) and B04 (storage barn) have negligible bat roost potential. Also note from the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 2025) that tree T02 (mature Oak) has Potential Roost Features for Multiple bats (PRFs-M), but understand from the Biodiversity Net Gain Statement (Lizard Landscape Design and Ecology, September 2025) that this tree will be retained. Therefore, agree that no further surveys for bats are required.

The site lies approximately 12.3km southeast of The Mens Special Area of Conservation (SAC) (MAGIC maps) and therefore lies outside within the 12km Wider Conservation Area for The Mens SAC. Therefore, a project level Habitats Regulations Assessment (HRA) will not be required.

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

WSCC Fire and Rescue: Comment

Advised one fire hydrant required for this site and recommended conditions to be attached to planning permission.

Southern Water: Comment

Have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approveddocuments/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/. No Soakaways should be connected to the public surface water sewer.

WSCC Highways: Comment

The site is located off the Basing Hill Access Road, an unadopted road – as such, these comments should be considered as advice only. WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/24/1087 (*Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses*), of which no highway safety objections were raised. The Local Planning Authority (LPA) permitted the application.

Access to the maintained highway network is at the existing access point on Basing Hill Northbound (A24), a road subject to a speed restriction of 60 mph in this location. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto the A24. In addition, considering the existing agricultural use at this site, the LHA does not anticipate that the proposals would give rise to a material intensification of use of this existing access point.

Each proposed dwelling will be provided with driveways and double car ports. The demonstrated car parking provision would be in accordance with WSCC Parking Standards for a development of this size and location.

Sufficient space is afforded within each of the plots for on-site turning to be achievable, allowing cars to exit in a forward gear. The wider site exhibits suitable turning space for refuse vehicles and fire appliances.

The site location off the A24 would likely mean some residents will have a reliance on the private car for most trips. Provision for the secure storage of bicycles has been demonstrated, providing a sustainable alternative for confident cyclists.

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:

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

- Highways impact
- Number of vehicle movements
- Flood risk
- Contamination

Parish Comments:

Shipley Parish Council: Support

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 Horsham's Development Plan, which comprises 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, 3 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.

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 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 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.

Planning History and Alternative 'Fallback Position'

The proposal follows a recent prior approval decision (ref: DC/24/1087) for the change of use of agricultural building to 5no dwellinghouses. The application is made in the alternative to the application (DC/24/1087) in relation to the same building and the same location. The prior approval does represent a viable fallback for development, as the pre-commencement conditions have been discharged (DISC/25/0206). 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 5no dwellinghouses is a significant material consideration and establishes the principle of housing on this site. It is however, noted that 5no dwellings can be built out as part of the prior approval consent, and the proposed application proposes to reduce that number to 3. The existing barns have a combined footprint of 1,420.25 sqm and the proposed dwellings and car ports would together have a footprint of 985.41 sqm. The proposed footprint would be a significant reduction in built form and would be sufficiently contained within the existing site boundaries. 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.

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/24/1087 for 5no dwellinghouses 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 be a reduction of the number of units to 3. 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:

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.

Shingley Neighbourhood Plan Policy Ship HD3 sets out the policy for high quality design in the Parish. The policy states that all proposals for new development in Shingley Parish are expected to respond positively to local design characteristics and features as set out in the Shingley Parish Design Statement. New development should be of a size and scale which respects and, where possible, enhances the character of the setting, using materials typical of the area. Applicants should demonstrate, through submission documents, how the proposed scheme responds to the Shingley Parish Design Guidance.

The existing agricultural buildings are of no particular design merit, being constructed to a scale/height suitable for the needs of agriculture. The buildings are of an agricultural form and character, with their presence in a rural location neither unusual or unexpected.

The proposal would create 3 detached dwellings of a clearly domestic design and scale. The proposed dwellings are considered to be of good design, with variety but a level of uniformity. The three dwellings are arranged in a farmstead-style grouping, creating a loose courtyard form that reflects the traditional arrangements of rural buildings. The design of the dwellings follows an agricultural-inspired form, with appropriately sized openings and ridge heights reduced. The dwellings have a reduced ridge height, with the highest ridge height 8.59m. Single storey extensions, dormers and gable ends have been utilised to reduce the bulky appearance and make the dwellings appear as appropriate additions for the countryside rural setting. Windows have been positioned to ensure there is no impact on privacy for neighbouring dwellings, such as first floor bathroom windows on the side elevations being obscured glazed. It is considered that the dwellings are large additions to the site and would introduce a more domestic character, however, the dwellings would be comfortably accommodated within the site and are of good quality design, taking design cues from the wider agricultural setting. The use of soft landscaping would also help soften the appearance of three large residential dwellings in this location. Materials would reinforce the rural character, with a mix of timber cladding, brickwork, clay tiles, and slate roofing, referencing the local Sussex Vernacular.

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 new residential dwellings on site which would urbanise the rural context of the site, however, this is 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:

The Horsham Landscape Character Assessment identifies the site within the landscape character area J2: Broadford Bridge to Billingshurst Farmlands. Key characteristics are flat to gently undulating landscape, many scattered woods and copses, mostly small-scale patterns of fields with a strong sense of enclosure, small historic farms and some small-scale ribbon development along lanes, local mix of traditional building materials, including some sandstone and Horsham stone roofing, brick and tile, and weatherboarding.

The Landscape Architect is supportive of the proposal subject to attached recommendations and conditions. The proposal comprises the demolition of redundant, derelict agricultural buildings and their replacement with three detached two-storey dwellings, each accompanied by a double car port and private garden. The site is already developed, and the Landscape Architect agrees with the Landscape and Visual Appraisal (LVA) that development on site would constitute a low magnitude of change to landscape receptors of value. Although the development will incur a change in character from agricultural to residential, the surrounding immediate context includes residential development in the form of detached properties. The recommendations to minimise the effects of the proposed development on the dark night sky are welcomed.

The presence of an extant prior approval permission for building conversion without any recognised requirement to protect the on-site trees from development operations is acknowledged. The HDC Arboricultural Team were consulted on the application and confirmed that three mature oak trees on site are significant landscape features worthy of conservation. The two oak trees on the western boundary would not foreseeably be directly impacted upon by the proposed layout, and the Arboricultural Team advised that the tree in the centre of the site will require specialist and protection measures for its realistic retention for both demolition and construction phases. No Arboricultural concerns are raised as the retention and protection of the trees from new development is appropriate.

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 proposed development would be located at a sufficient distance from existing dwellings in the surrounding area so that no adverse harm to existing properties would likely occur. The site is well separated from neighbouring dwellings by existing boundary treatment and mature vegetation. The proposed dwellings are arranged with generous spacing and landscaped boundaries to ensure a high standard of privacy, outlook and amenity for future occupiers. The residential boundaries would be demarcated with wooden post and rail fencing and hornbeam hedgerow planting. It is not considered that the proposal would result in unacceptable harm to neighbouring amenity, or a negative impact on future occupiers, in accordance with Policy 33 of the HDPF and Shipley Neighbourhood Plan.

Highways Impacts:

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

There is an existing access road to the site with entrance and exit off the A24. The site has existing suitable access that has facilitated the agricultural use for several years, as well as facilitating neighbouring residential dwellings and Lower Perryland Farmhouse. WSCC Highways does not anticipate that the proposal would give rise to a material intensification of use of this existing access point, and does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Regarding parking provision, each dwelling would have a detached car port which could accommodate one or more cars within it. There is also adequate space on the proposed driveways which could accommodate a number of other vehicles if necessary. It is considered that there would be sufficient parking provision for the number of bedrooms within each dwelling in accordance with WSCC Parking Standards Guidance which states that for 4 bedrooms there must be a minimum of 2.7 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.

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 site lies approximately 12.3km southeast of The Mens Special Area of Conservation (SAC) (MAGIC maps) and therefore lies outside within the 12km Wider Conservation Area for The Mens SAC.

The site comprises former agricultural barns including hard standing, buildings, dense scrub, other neutral grassland, scattered trees, and ruderal /ephemeral habitats with a stream crossing the site and species-rich native hedgerow on the eastern boundary. The Ecological Impact Assessment (EIA) submitted with the application concluded that surveys identified the presence of a low population of

slow worm, and the presence of a winter barn owl roost. Appropriate mitigation strategies for the species could be secured through condition. The site offers some suitable habitat for commuting and foraging bats, where avoidance and mitigation measures have been built into the design scheme. Once these measures have been taken into account, the EIA concludes that the impacts of the planned development upon biodiversity will be negligible and non-significant.

The Council's Ecology consultant is satisfied that there is negligible bat roost potential within the buildings, and within the trees on site, there are potential roost features for multiple bats, but these trees would be retained. Ecology is satisfied that there was sufficient ecological information available to support determination of the application, subject to the implementation of the mitigation measures and biodiversity enhancements, which would be secured via condition.

Nature Space were consulted as the development falls within the red impact risk zone for great crested newts. There are 17 ponds within 500m of the development proposal and there is connectivity between the development and surrounding features in the landscape. In the absence of survey information, the District Licence Route should be taken. The applicant has supplied the District Licence Report and Nature Space have confirmed that this is sufficient to demonstrate that the Applicant has entered the District Licencing Scheme. Conditions are therefore attached to ensure that works are undertaken in accordance with the Licence.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk:

The site lies within Flood Zone 1; however, the site is at risk of surface water flooding. A flood risk assessment and drainage strategy were submitted as part of the application. The submitted strategy confirms that surface water issues already affect the existing access track, which currently accommodates traffic associated with both neighbouring residential properties and the agricultural use. The Lead Local Flood Authority had no comments to make when these documents were submitted as part of the prior approval application (DC/24/1087). Following comments from HDC Drainage requiring more information, a drainage technical note was provided. The HDC Drainage Officer had no objections to the drainage strategy in principle but recommended conditions to determine that the site drainage meets the requirements of the NPPF and PPG, National Standards for sustainable drainage systems (June 2025) and the Horsham District Planning Framework (2015) – Policy 38. It is considered that further drainage information can be secured via a suitably worded condition.

Other Matters:

Contaminated Land:

The Planning Statement states that the site's historic use as a working farm gives rise to the potential for contamination from agricultural activity, such as the storage and use of fuels, oils and chemicals. Environmental Health were consulted and commented that they were satisfied with the preliminary assessment of the risk to future site users, the recommendations in the report were agreed and further ground investigations could be secured through condition.

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 includes 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
- Dedicated refuse and recycling storage capacity
- 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 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 that -30.45% net gain is achievable. There is a unit deficit of 2.01 for habitat units and 0.07 watercourse unit deficit. The Applicant has stated that they will be purchasing biodiversity units from a third-party habitat bank.

Details of these will be required post-decision under the statutory BNG condition, with the BNG informative placed on the permission advising that the details are to be submitted following approval.

Conclusion:

The application site benefits from an extant Prior Approval (DC/24/1087) for the change of use of the existing buildings to 5no. dwellinghouses. 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
	Total Gain		
	Total Demolition		

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

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

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

Recommendation: Application Permitted

Conditions:

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

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

- 3 **Pre-Commencement Condition:** No development shall commence 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 Condition:** The construction of the dwellings hereby approved shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site has been submitted to and approved, in writing, by the Local Planning Authority:

- (a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.
- x. Details of traffic construction routing to and from the site

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 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 LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

- 8 **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
- (f) Ecological enhancement measures set out in Section 5 of the Ecological Impact Assessment Survey by Lizard Landscape Design and Ecology, dated 01.09.2025.

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).

- 9 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 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 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).

- 11 **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 a minimum provision for gigabit-capable 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).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 13 **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 the approved site block plan [P016, REV P4 dated 08.09.2025] 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).

- 14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the windows at first floor level on Unit 1 east elevation, Unit 2 east elevation and Unit 2 west elevation have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.
- Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 17 **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), 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).
- 18 **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).
- 19 **Regulatory Condition:** No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan "Lower Perryland Farm: Impact plan for great crested newt District Licensing (Version 1)", dated 11th March 2026.
- 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-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.
- 20 **Regulatory Condition:** No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR177, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.
- Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.
- 21 **Regulatory Condition:** No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR177, or a 'Further Licence') and in addition in compliance with the following:
- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

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-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 22 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 2025) 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 reptiles and mobile protected species in Sections 4.5.2 and 4.7.2 of the Ecological Impact Assessment (Lizard Landscape Design and Ecology, September 2025), 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 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).

- 23 **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).

Note to Applicant

It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

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-OR177, 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 newts are thereby committed then criminal investigation and prosecution by the police may follow.

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/25/1439

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

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	GCN Impact Plan	NONE Version 1	17.03.2026
Supporting Docs	District Licence Report By NatureSpace Partnership dated 16 March 2026	202602059	17.03.2026
Elevation plan	Existing Units 4 & 5 Elevations	P015 Revision P1	08.09.2025
Elevation plan	Existing Units 4 & 5 Elevations	P014 Revision P1	08.09.2025
Floor plan	Existing Units 4 & 5 Ground Floor Plan	P008 Revision P1	08.09.2025
Roof plan	Existing Units 4 & 5 Roof Plan	P009 Revision P1	08.09.2025
Floor plan	Unit 3 Proposed First Floor Plan	P028 Revision P3	08.09.2025
Floor plan	Unit 3 Proposed Ground Floor Plan	P027 Revision P3	08.09.2025
Roof plan	Unit 3 Proposed Roof Plan	P029 Revision P3	08.09.2025
Elevation plan	Existing Unit 1 Elevations	P011 Revision P1	08.09.2025

Block plan	Proposed Site Block Plan	P016 Revision P4	08.09.2025
Elevation plan	Unit 1 Elevations	P021 Revision P2	08.09.2025
Elevation plan	Unit 1 Elevations	P020 Revision P2	08.09.2025
Floor plan	Unit 1 Proposed First Floor Plan	P018 Revision P2	08.09.2025
Floor plan	Unit 1 Proposed Ground Floor Plan	P017 Revision P2	08.09.2025
Supporting Docs	Arboricultural Impact Assessment by Larch Landscape Consultancy and Design Ltd dated August 2025	LAR2510-ARB-REP-0140	08.09.2025
Plans	Proposed Landscape Plan	0901 Revision P03	08.09.2025
Supporting Docs	Ecological Impact Assessment by Lizard Landscape Design and Ecology dated 01/09/25	LLD3521-ECO-REP-003-00-EcIA Revision 00	08.09.2025
Supporting Docs	Phase I Desk Study by OnyxGeo Consulting Ltd dated 14 April 2025	ON251025-XX-XX-RP-X-701-C02	10.11.2025
Roof plan	Unit 1 Proposed Roof Plan	P019 Revision P2	08.09.2025
Elevation plan	Unit 2 Elevations	P026 Revision P2	08.09.2025
Elevation plan	Unit 2 Elevations	P025 Revision P2	08.09.2025
Floor plan	Unit 2 Proposed First Floor Plan	P023 Revision P2	08.09.2025
Floor plan	Unit 2 Proposed Ground Floor Plan	P022 Revision P2	08.09.2025
Roof plan	Unit 2 Proposed Roof Plan	P024 Revision P2	08.09.2025
Elevation plan	Unit 3 Elevations	P031 Revision P2	08.09.2025
Elevation plan	Unit 3 Elevations	P030 Revision P2	08.09.2025
Tree plan	Tree Constraints Plan	0101 Revision P02	08.09.2025
Tree plan	Tree Protection Plan	0110 Revision P01	08.09.2025
Elevation plan	Car Port Elevations	P032 Revision P1	08.09.2025
Location plan	Existing Site Location Plan	P001 Revision P2	08.09.2025
Site plan	Existing Site Plan	P002 Revision P1	08.09.2025
Elevation plan	Existing Unit 1 Elevations	P010 Revision P1	08.09.2025
Plans	Existing Unit 1 Plans	P003 Revision P1	08.09.2025
Elevation plan	Existing Unit 2 Elevations	P012 Revision P1	08.09.2025
Floor plan	Existing Unit 2 Ground Floor Plan	P004 Revision P1	08.09.2025
Roof plan	Existing Unit 2 Roof Plan	P005 Revision P1	08.09.2025
Elevation plan	Existing Unit 3 Elevations	P013 Revision P1	08.09.2025
Floor plan	Existing Unit 3 Ground Floor Plan	P006 Revision P1	08.09.2025
Roof plan	Existing Unit 3 Roof Plan	P007 Revision P1	08.09.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 27.03.2026

Authorising Officer sign/initial Tamara Dale Date: 31.03.2026