



PLANNING STATEMENT

Demolition of an agricultural building and
shed, and the erection of a dwelling with
associated driveway and landscaping
(as an alternative to DC/19/0591)

at

Wiltshire's Farm
Pickhurst Lane
Codmore Hill
West Sussex
RH20 1DA

On Behalf of

Sir John Ritblat

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Appendix A – Pre-Application Advice

1 INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a full planning application for the demolition of an existing agricultural building and shed, the erection of a single dwelling with associated access, parking and landscaping at Wiltshire's Farm, Pickhurst Lane, Codmore Hill.
- 1.2 The application is made as an alternative to the extant planning permission for a dwelling on the site (ref. DC/19/0591), which has been lawfully implemented and therefore establishes the principle of residential development. The purpose of the current proposal is to secure an alternative design solution that delivers a high-quality dwelling of broadly comparable scale, but with an architectural approach and material palette that are more closely aligned with the rural character of the area and the setting of the South Downs National Park.
- 1.3 Accordingly, the key consideration for the decision-maker is not whether a dwelling is acceptable in principle, but whether the proposed alternative results in any material harm when assessed against the approved baseline, and whether it offers qualitative improvements in design, landscape integration and environmental performance.
- 1.4 This statement provides a description of the site and its context, sets out the relevant planning history and policy framework, describes the proposed development, and assesses the proposals against all material planning considerations. It should be read alongside the submitted plans and supporting technical documents, which together demonstrate that the proposal represents a well-considered and policy-compliant alternative to the extant consent. The report should be read in conjunction with the following documents and plans which form part of the application.

Drawing Title	Document Title
Drg No. 001a Location Plan 1:2500	Planning Statement
Drg No. ESP01 Existing Site Plan 1:500	Design and Access Statement
Drg No. 0009-51 Existing Barn Plans	Landscape Strategy
Drg No. 0009-S1 Existing Shed Plans 1:100	Preliminary Ecological Assessment
Drg No. 002 Proposed Block Plan 1:1250	Biodiversity Net Gain Report

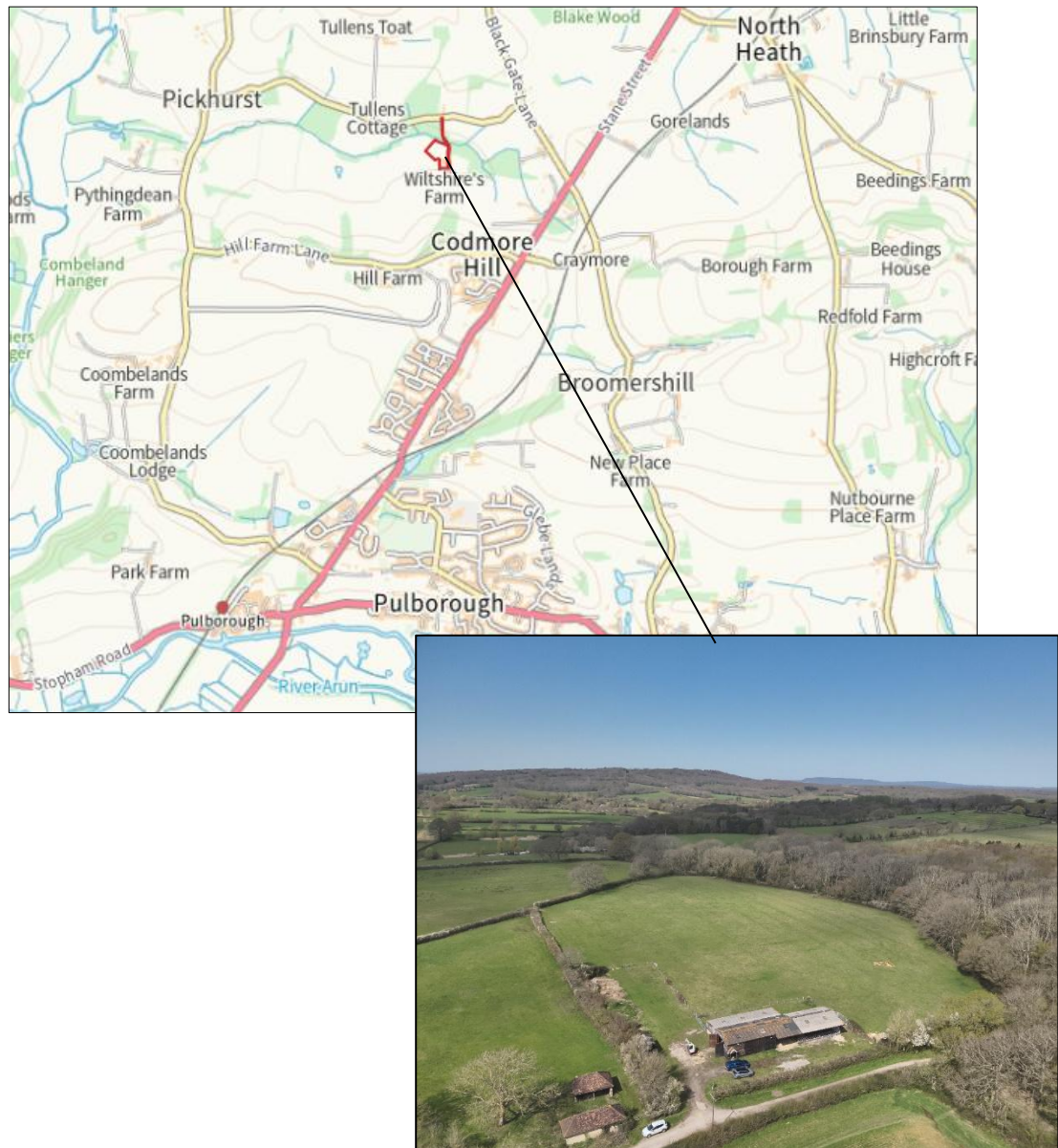
Drg No. 003 Proposed Site Plan 1:500	Biodiversity Metric Condition Assessments and the Metric
Drg No. 013 Proposed Site Plan 1:250	Bat Survey
Drg No. 004b Proposed Ground Floor Plan 1:100	Tree Survey and Arboricultural Impact Assessment
Drg No. 005a Proposed Undercroft Parking and Cellar Floor Plan 1:100	Phase 1 and 2 Contamination Reports
Drg No. 006b Proposed Roof Plan 1:100	CIL forms
Drg No. 007A Proposed NE and SW Elevations 1:100	Application and Ownership forms
Drg No. 008A Proposed NW and SE Elevations 1:100	
Drg No. 009B Proposed Section and South Courtyard Elevation 1-100	
Drg No. 010B Proposed Section and North Courtyard Elevation 1-100	
Drg No. 011A Proposed Courtyard Wall Elevations 1-100	
Drg No. 012 Proposed Watercolour Visual	
Drg No. PS1 Photo Sheet	
Drg No. 10700-GA-01-P1 Landscape Masterplan 1:500	

2 SITE AND CONTEXT

2.1 Application Site

- 2.1.1 The site extends to 0.56 hectares and is located to the north-west of Codmore Hill. It comprises a large agricultural barn and a grassed field with a woodland backdrop.

Figure 2.1 – Site Location



- 2.1.2 The site is bordered by a lane to the east which serves Wiltshire's Farm Cottage and the wider farm. The lane is also a public right of way which runs southwards to Hill Farm Lane and northwards to Pickhurst Lane.
- 2.1.3 Codmore Hill and Pulborough are the nearest settlements which have a good range of shops, a medical centre, primary school, post office and mainline train station all within 2.5 miles.
- 2.1.4 Bus services run along the A29 close to the Blackgate Lane junction providing a link between Horsham, Billingshurst, Arundel and Worthing.

Figure 2.2 – Local Facilities



2.2 Environmental Designations

- 2.2.1 The site is not subject to any statutory designations.
- 2.2.2 There is an area of ancient woodland (Gerrard's Rough) to the east on the far side of the track, and the boundary of the South Downs National Park is almost adjacent to the site's northern boundary.
- 2.2.3 There are no listed buildings or conservation areas within close proximity of the site.

Figure 2.3 – Environmental Designations

2.3 Flood Risk

- 2.3.1 The area where works are proposed lies within Flood Zone 1, and a very small part in the south-eastern corner is at 1 in 1000 risk of surface water flooding. The access road up to Pickhurst Lane is also at risk of surface water flooding.

Figure 2.4 – Flood Risk Mapping for Planning



3 PLANNING BACKGROUND

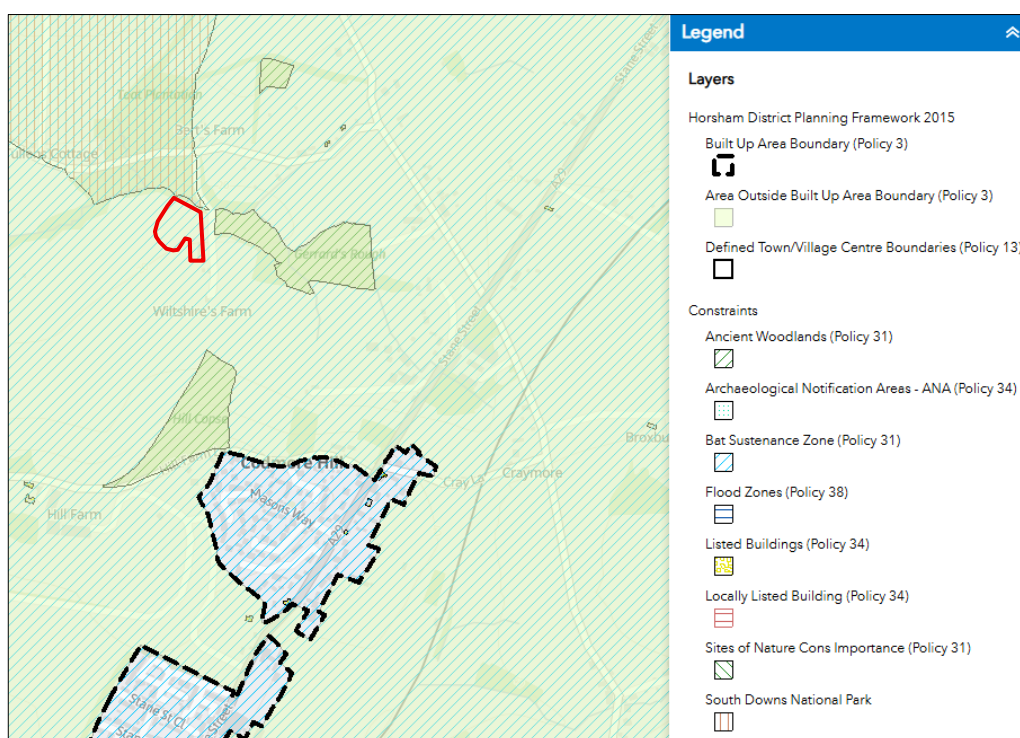
3.1 Planning Policy

- 3.1.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan for the site comprises the Horsham District Planning Framework (adopted 2015) and Pulborough Neighbourhood Plan (made 2025)
- 3.1.2 The Planning Framework is in the process of being replaced and an Examination into the replacement plan has now resumed. As such it is of limited weight, but reference is nevertheless made to it below as it provides an indication of the future direction of policy.
- 3.1.3 The National Planning Policy Framework (2024) and Pulborough Design Statement (2013) are material considerations.

Horsham District Planning Framework 2011-2031

- 3.1.4 The accompanying Proposals Map identifies the site as lying within the countryside and close to the National Park boundary but unaffected directly by statutory designations.

Figure 3.1 – Proposals Map Extract (Application Site outlined in red)



- 3.1.5 The relevant policies of the Horsham District Planning Framework are as follows:

Policy	Summary
Strategic Policy 1 – Sustainable Development	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
Strategic Policy 2 - Strategic Development	Development around the edges of existing settlements will be managed in order to prevent the merging of settlements and to protect the rural character and landscape. Support the provision of rural housing which contributes towards the provision of affordable housing where there is a demonstrable need.
Strategic Policy 3 – Development Hierarchy	Seeks to control development outside defined built-up areas by limiting settlement expansion to sites that are specifically allocated in the Local Plan or a Neighbourhood Plan. Growth is supported only where it adjoins an existing settlement, is proportionate to its size and role, meets identified local needs, and is contained by defensible boundaries, while protecting landscape character and ensuring development is planned in a coordinated and sustainable manner.
Strategic Policy 4 – Settlement Expansion	Expansion of settlements outside defined built-up area boundaries is only supported where specific criteria are met. Growth is allowed where it adjoins the existing settlement edge on sites allocated in the Local Plan or a Neighbourhood Plan and where the scale of development is appropriate to the size and role of the settlement. Proposals must demonstrably meet local housing needs or support community facilities, be contained by defensible boundaries, and maintain or enhance landscape character without prejudicing comprehensive long-term planning for the area.
Strategic Policy 15 - Housing Provision	Provision is made for at least 16,000 homes within the period 2011-2031. 750 of these homes will be achieved through windfall sites.
Strategic Policy 24 – Environmental Protection	The quality of the District's environment should be protected and improved through the planning process by expecting development to minimise and mitigate environmental impacts. This includes reducing exposure to and emissions of pollutants such as noise, odour, air and light, addressing land contamination appropriately, ensuring proposals are suitable for their ground conditions and location, and protecting the quality of water resources including watercourses and groundwater. Developments must demonstrate that they will maintain or enhance environmental quality and avoid adverse effects on surrounding land and people

Strategic Policy 25 – The Natural Environment and Landscape Character	The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.
Strategic Policy 26 – Countryside Protection	Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. In addition, proposals must be of a scale appropriate to its countryside character and location
Policy 31 - Green Infrastructure and Biodiversity	Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
Policy 32 Strategic Policy – The Quality of New Development	High quality and inclusive design for all development will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development.
Policy 33 Development Principles	Developments are required to conserve and enhance the natural and built environment. The policy sets out criteria against which proposals will be considered including the need to avoid unacceptable harm to neighbouring amenity, high standard of design and use of materials, local distinctiveness, maximise sunlight and passive solar energy.
Policy 35 Strategic Policy – Climate Change	Development should incorporate measures to mitigate and adapt to the effects of climate change.
Policy 36 Strategic Policy – Appropriate Energy Use	All development will be required to contribute to clean, efficient energy by using less energy, being energy efficient and using renewable energy sources.
Policy 37 Sustainable Construction	Proposals must seek to improve the sustainability of development.
Policy 40 Sustainable Transport	In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.
Policy 41 Parking	Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired.

Regulation 19 Horsham Local Plan 2023-2040

3.1.6 The emerging Local Plan policies of relevance are considered to be as follows.

Policy	Summary
Strategic Policy 1 – Sustainable Development	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
Strategic Policy 2 – Development Hierarchy	Pulborough and Codmore Hill are classified as a Small Town and Larger Village with a good range of services and facilities.
Strategic Policy 3 – Settlement Expansion	The growth of existing settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of existing settlements will be supported where criteria is met, for example the site is allocated in the Development Plan
Strategic Policy 6 – Climate Change	Development proposals will only be supported where they include measures which contribute to achieving net zero carbon emissions across the district by 2050 at the latest.
Strategic Policy 7 – Appropriate Energy Use	Development should contribute to clean, efficient energy and demonstrate how it will provide zero and low carbon heating. An energy statement will be required to demonstrate how compliance with this policy has been achieved.
Strategic Policy 8 – Sustainable Design and Construction	Sustainable design should be integrated into the development from the design stage onwards. A Sustainability Statement is required to demonstrate how the required measures will be incorporated into development design.
Strategic Policy 11 – Environmental Protection	Developments will be expected to minimise exposure to, and the emission of, pollutants including noise, odour, vibration, air and light pollution arising from all stages of development.
Strategic Policy 12 – Air Quality	Proposals will be required to adhere to the Air Quality and Emissions Mitigation Guidance for Sussex (2021) or future updates. Traffic generation and congestion should be minimised through access to sustainable transport modes, maximising the provision for cycling and pedestrian facilities. The use of cleaner transport fuels is encouraged, including the provision of electric car charging points.
Strategic Policy 13 – The Natural Environment and Landscape Character	Development proposals should be landscape-led from the outset. Proposals should protect, conserve and enhance the landscape and townscape character, maintain the Green Infrastructure, Nature Recovery and biodiversity networks
Strategic Policy 14 – Countryside Protection	Outside built-up area boundaries the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any

	proposals must be essential to, and justify, its countryside location and meet specified criteria, which includes enabling the sustainable development of rural areas. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside, and protects, conserves and seeks to enhance the key features and characteristics of the landscape character area in which it is located.
Strategic Policy 15 – Settlement Coalescence	Landscapes will be protected from development which would result in the coalescence of settlements.
Strategic Policy 16 – Protected Landscapes	Proposals within land that contributes to the setting of the South Downs National Park should be consistent with National Park purposes and have regard to the South Downs Local Plan, the South Downs Integrated Landscape Character Assessment, the South Downs Partnership Management Plan and any other relevant document and updates. In particular, proposals should not cause harm to the special qualities, local distinctiveness or sense of place, by negatively affecting views into and out of the National Park. Proposals will be required to set out any proposed mitigation or compensation measures needed to address any harm.
Strategic Policy 17 – Green Infrastructure and Biodiversity	Relevant new development should deliver at least 12% BNG
Strategic Policy 20 – Development Principles	Development proposals should conserve and enhance the natural and built environment and deliver beautiful and sustainable buildings and places.
Strategic Policy 24 – Sustainable Transport	For residential development, the need for travel should be minimised through provision for home working
Policy 40 – Improving Housing Standards in the District	Residential development should meet the Nationally Described Space Standards and the Optional Standards for Accessible and Adaptable dwellings as set out in the Building Regulations Approved Document M4(2) (or any subsequent Government update), unless a conversion means this is not feasible in which case an equivalent off-site contribution will be required.

3.1.7 The policies relevant to the planning application are as follows:

Policy	Summary
Policy 1 – A Spatial Plan for the Parish	Development proposals outside of the Built-Up Area Boundary will be required to conform to development plan policies in respect of the control of development in the countryside.
Policy 15 – Design	All buildings must be well-designed, sustainable and take appropriate account of climate change. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement. Consideration of biodiversity features that can be incorporated into buildings such as swift and bat boxes and hedgehog holes in fence lines will be supported.

National Planning Policy Framework (2024)

- 3.1.8 The NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 11).
- 3.1.9 There are three dimensions to sustainable development: social, economic and environmental (paragraph 8). Residential developments play an important role in the provision of sustainable development with the delivery of high-quality homes in the right location contributing towards the social, economic and environmental health of the district.
- 3.1.10 The NPPF states that development proposals which accord with the development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:
- 3.1.11 The application of policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- 3.1.12 Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 3.1.13 Footnote 7 of the NPPF confirms that protected areas or assets include habitats sites and or sites designated as SSSIs, Green Belt, Local Green Space, National Landscapes, a designated heritage asset and areas at risk of flooding or coastal change.

- 3.1.14 The above presumption applies in this case as the Horsham District Planning Framework is more than five years old and the Council cannot demonstrate a five year housing land supply. In such an instance, paragraph 14 states that the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits but only where the plan was made five years ago and contains policies and allocations to meet its identified housing requirement. If the Pulborough neighbourhood plan becomes part of the Development Plan paragraph 14 would be of relevance. However, as the site has an extant consent for a dwelling the principle of the proposal should be considered acceptable without the need to consider whether the presumption applies.
- 3.1.15 Paragraph 83 requires housing in rural areas to be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.
- 3.1.16 Paragraph 84 states that 'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling;
or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area'.
- 3.1.17 Paragraph 109 requires transport issues to be considered at the earliest stages of plan-making and development proposals. This is to ensure that (inter alia) the potential impacts of development on transport networks can be addressed.

- 3.1.18 Paragraph 110 acknowledges that 'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'.

- 3.1.19 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport.

- 3.1.20 In assessing development proposals, paragraph 115 states that it should be ensured that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.

- 3.1.21 In relation to design, Section 12 seeks to create high quality, beautiful and sustainable buildings and places, acknowledging that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 3.1.22 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

- 3.1.23 Paragraph 139 states that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- 3.1.24 a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or

- 3.1.25 b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and

layout of their surroundings’.

- 3.1.26 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural local environment by (inter alia) ‘recognising the intrinsic character and beauty of the countryside....’.
- 3.1.27 Paragraph 192 requires the protection and enhancement of biodiversity and geodiversity.

Pulborough Design Statement (2013)

- 3.1.28 The statement identifies the site as lying within Character Area 8 - Rural Pulborough. It describes the landscape as having altered little over time and mainly featuring fields with well-tended hedging and gently rolling hills. The built environment is described as also having changed little in recent years. The area is described as ‘classic rural’.
- 3.1.29 Small scale development within rural areas is required to be well integrated into the existing landscape contours and patterns of small woodlands plus hedgerows. The density and height of any development must be sensitive to its surroundings as well as adjacent buildings. Habitats and biodiversity must be conserved and managed.
- 3.1.30 All new developments should show their impact on the environment and services that exist.
- 3.1.31 Building materials must be sympathetic to existing buildings and the street scene. Good modern design is encouraged, especially when design features conserve energy.

3.2 Planning History

- 3.2.1 The site has been the subject of three previous applications of note.
- 3.2.2 Firstly Prior Approval was granted in 2017 (ref DC/17/0963) for the residential conversion of the agricultural building to form a single dwelling.
- 3.2.3 Subsequently, planning permission was granted for an alternative new-build scheme (ref. DC/19/0591) in November 2019. The dwelling provides all living accommodation and 5 bedrooms at ground floor level over 457.3sqm. A basement area for the parking of cars, cycle and refuse storage extends to 208sqm.
- 3.2.4 Implementation works were carried out in October 2022 following the payment of CIL and the permission is extant. Evidence of this can be provided on request if required.

Figure 3.1 – Approved Dwelling

3.2.5 Prior to implementing the approved scheme, the applicant submitted a further application for a larger, alternative scheme. Application ref DC/21/1264 related to a proposal for a two-storey dwelling, providing 1121sqm of living accommodation across two floors. A garage and swimming pool provided a further 708sqm of floorspace. The application and subsequent appeal were however refused for the following reasons:

- The proposed dwelling would be significantly larger than both the prior approval fallback and the extant planning permission. Its footprint and overall floor area would be many times greater, leading to a building that was disproportionately large, visually dominant and harmful to the open rural character of the site and its surroundings.
- Although a dwelling on the site was acceptable in principle, the excessive size and mass of the proposed house would have a significant and harmful impact on landscape character, outweighing any limited benefits and failing to protect the rural setting as required by local and national planning policy.
- The Inspector agreed with the Council that the main issue was the effect of the proposed dwelling on the character and appearance of the area, particularly in the rural and open landscape setting. Views toward the site from elevated public footpaths and nearby lanes would, in the Inspector's opinion, reveal a building that would be prominent

and intrusive in the rural setting.

Figure 3.2 – Refused Scheme



4 PROPOSED DEVELOPMENT

4.1 Pre-Application Submission

- 4.1.1 Following the implementation of the planning consent for a single dwelling, the applicant decided to revisit the design of the house and in early 2025 appointed local architects, Smalley & Hales, to consider options for the site.
- 4.1.2 Alternative plans for a more traditional form of house, in Arts & Crafts style, were presented to Horsham District Council as part of a pre-application enquiry submitted in September 2025.

Figure 4.1 – Pre-application scheme (north-east elevation)



- 4.1.3 The Council was asked to advise on the principle of development, layout, design approach and expectations for renewable energy usage.
- 4.1.4 Two layout options were presented with one showing the dwelling sited further into the field.
- 4.1.5 The pre-application advice from Horsham District Council confirms that, although the site lies in open countryside and within a sensitive landscape setting close to the South Downs National Park and Ancient Woodland, the principle of residential development is accepted due to the presence of an extant planning permission for a five-bedroom dwelling and a realistic Class Q fallback position.
- 4.1.6 The Council advised that any new proposal should be secured by a legal agreement to prevent the implementation of the earlier consent and the creation of two dwellings on the site.
- 4.1.7 In design terms, there is support for a single-storey form with a basement, broadly comparable in scale to the extant permission and significantly smaller than the previously refused scheme. In relation to siting the preferred option was 'Option 2' (shown below) which limits

encroachment into pastureland and reduces landscape harm. Subject to detailed assessment, the Council raised no in-principle objections in relation to residential amenity, highway access or parking, provided the existing access is retained and parking standards are met.

Figure 4.2 – Preferred 'Option 2' scheme presented at pre-application stage



- 4.1.8 The advice highlights the need for arboricultural, ecological and landscape assessments, confirmation of biodiversity net gain, and appropriate design detailing using traditional materials, while noting that water neutrality mitigation is no longer required, albeit water efficiency standards will be conditioned.
- 4.1.9 Overall, the advice concludes that a planning application is likely to be acceptable in principle, subject to addressing the matters identified and the submission of the recommended supporting information.
- 4.2 **Planning Application**
- 4.2.1 The application proposals remain broadly in line with the pre-application scheme, with detail now provided on landscaping, Biodiversity Net Gain, ecological and arboricultural impacts.

- 4.2.2 The design is based on a modified H-plan with two bedroom wings defining the south-east and north-west sides of an entrance courtyard and the reception rooms and entrance hall in the bar of the H, facing south-west. This arrangement gives good access to sunlight and the views to the west, south and south west, whilst also allowing a traditional northern entrance.
- 4.2.3 The house would be constructed from a variety of materials with the south-eastern wing and the main core of the house being of coursed sandstone with a variety of dressed stone, brick and tile-creasing details. The north western wing could be of coursed flint work, to suggest a different phase of building. All of the roofs will use handmade clay tiles in an orange/red colour with matching bonnet-hips and ridges.
- 4.2.4 The entrance hall, its corresponding ambulatory and the associated practical rooms off it are accommodated beneath a lead flat roof, concealed behind a stone parapet facing onto the entrance courtyard. The front door enters through the parapeted courtyard wall and is elevated by the stone and tile-creasing detailing around it, its projecting canopy and the high-level ocular window above. This circular window lights the hall and is at the end of a barrel vault that sits on the axis of the dining-room. The dining room itself has a large circular opening at the rear of the house completing an axial visual pull through the house from courtyard to landscape.
- 4.2.5 The GIA of the ground floor is almost identical to the consented scheme at 457.3sqm.
- 4.2.6 A basement level is also proposed, as before, and this would provide parking for 4 cars with a turning space. An additional bedroom/shower room is also provided within the basement area to form a possible guest suite or staff unit with access to a sunken terrace to the south-west for light and access.
- 4.2.7 The design approach departs from the modern materials of the approved scheme, instead adopting high quality traditional finishes. The proposed scheme would use good quality traditional materials, which would require the roof pitches to increase. This would raise the main ridge height to 7.7m in contrast with the 5.1m of the metal and slate roofs of the consented scheme. However it is considered that the visual and contextual benefits of this palate of materials outweigh the modest increase in height.
- 4.2.8 Lastly, it is proposed to create a sweeping driveway which starts further south than the consented scheme.
- 4.2.9 -The landscaping proposals have been informed by a careful reading of the site and its wider landscape context. A transition from enclosed woodland to the north and east, to expansive views across the meadow to the west defines the site and informs the layout. The building is positioned to form a courtyard that defines arrival while enclosing servicing and parking. The

eastern edge is reinforced with woodland planting, strengthening the sense of containment on approach.

- 4.2.10 In contrast, the landscape opens to the west, where the garden extends into the meadow setting. A ha-ha defines the edge, maintaining uninterrupted views while providing subtle containment and managing level change. The immediate setting adopts a simple, informal character, allowing the wider landscape to remain dominant.
- 4.2.11 On-site BNG can be delivered and will be achieved through the improvement of the modified grassland within the northeast corner of the site, with new tree planting, and an additional area of modified grassland alongside the existing hedge. The remaining grassland areas and existing habitats would be either enhanced or created to other neutral grassland (meadow). These will be managed in accordance with a Habitat Management and Monitoring Plan (HMMP). These measures will achieve a 54.14 net gain for habitats.
- 4.2.12 To achieve the required hedgerow net gain, a species-rich length of hedgerow will be planted to the east which will connect into the existing hedge. This will also be managed in accordance with the HMMP. This measure will achieve a 17.01% net gain for hedgerows.
- 4.2.13 The scheme has been informed by a tree survey to ensure the protection of all existing trees and hedgerows, none of which will require removal pruning or removal as a result of the proposals.
- 4.2.14 As with the consented scheme the existing agricultural building, and a small shed, would be removed from site.

4.3 Response to Pre-Application Advice

- 4.3.1 The table below demonstrates how the matters identified by the Council have been addressed through the submitted proposals.

Pre-Application Advice	Response
Legal agreement required to prevent two dwellings being constructed.	The Applicant is willing to enter into an appropriate legal agreement to ensure that only one permission can be implemented on the site.
Single-storey form with basement preferred.	The proposal adopts a single-storey form with undercroft/basement accommodation and remains broadly comparable in scale to the extant consent.

Option 2 location preferred.	The dwelling has been positioned broadly in accordance with the Council's preferred Option 2 arrangement.
Landscape impacts to be carefully assessed.	A Landscape Masterplan and detailed landscaping proposals accompany the application and demonstrate how the dwelling will integrate with the existing woodland setting and wider landscape.
Arboricultural assessment required.	A Tree Survey and Arboricultural Impact Assessment accompany the application and confirm that no trees or hedgerows require removal.
Ecological assessment required.	A Preliminary Ecological Appraisal has been submitted and confirms that the proposal can proceed without significant ecological impacts.
Biodiversity Net Gain required.	A Biodiversity Net Gain Report and Metric are provided and confirm the scheme will achieve a 47.88% net habitat gain, and 10.23% net hedgerow gain,
Traditional materials encouraged.	The dwelling has been designed using sandstone, flintwork and clay tile roofing, reflecting local vernacular character.
Water neutrality no longer required but water efficiency expected.	The proposal will comply with Part G optional water efficiency standards.
Highway and parking standards to be met.	Existing access arrangements are retained and parking provision is consistent with parking standards.

5 APPRAISAL

5.1 The main matters in the consideration of the proposals are considered to be as follows:

- Principle of development
- Design and appearance
- Amenity impacts
- Highways impacts
- Landscape
- Trees
- Ecology

5.2 These are discussed below.

Principle of Development

5.3 The application site lies outside the defined built-up area boundary and is therefore classified as countryside for the purposes of the Horsham District Planning Framework. Policies SP3, SP4 and SP26 of the HDPF and the Neighbourhood Plan seek to restrict new residential development in such locations.

5.4 However, the site benefits from an extant and lawfully implemented planning permission for a similarly sized dwelling (ref. DC/19/0591). That permission establishes the acceptability of a residential use on the site and represents the relevant fallback position against which the current proposal must be assessed. The proposal therefore does not represent a new residential incursion into the countryside but rather an alternative form of development to an extant lawful permission.

5.5 In these circumstances, the principle of development is no longer in dispute. The assessment of the proposal therefore turns on matters of detailed design, scale, siting, landscape impact and environmental effects, and whether the revised scheme would give rise to any greater material harm than the approved development.

5.6 As confirmed through pre-application discussions with the local planning authority, residential development on the site is accepted in principle, subject to appropriate safeguards to prevent the implementation of multiple permissions. The proposal is therefore appropriately considered as a design-led alternative to an existing consent, rather than as a new incursion into the countryside. Whilst the site lies within the countryside where Policies SP3, SP4 and SP26 of the HDPF seek to restrict new residential development, the existence of an implemented planning permission (DC/19/0591) and realistic Class Q fallback position establishes the principle of a dwelling on the site. The proposal therefore does not represent a new residential incursion into the countryside but rather an alternative form of development

to an extant lawful permission. The proposal is therefore consistent with HDPF Strategic Policies 1, 24 and 26 and Policy 1 of the Pulborough Neighbourhood Plan.

Design and Appearance

- 5.7 The proposed dwelling has been deliberately designed to remain within the scale parameters established by the extant planning permission, while adopting a more traditional architectural form that responds positively to the rural context and nearby historic landscape.
- 5.8 The dwelling is single storey in form, with all principal accommodation at ground floor level, and has a gross internal area that is almost identical to the approved scheme. The modest increase in overall ridge height, from approximately 5.1 metres to 7.7 metres, arises from the use of traditional roof forms and handmade clay tiles, which require steeper pitches than the metal and slate roofs approved under the extant consent. This increase is limited and proportionate, and does not alter the fundamental single-storey character of the building.
- 5.9 In visual terms, the revised design is considered to reduce the perceived bulk and prominence of the development through articulation, varied materials and a broken plan form. The Arts and Crafts inspired approach, incorporating coursed sandstone, flintwork and clay tile roofing, reflects local vernacular traditions and results in a building that is more readily assimilated into its rural surroundings than the previously approved modernist design.
- 5.10 Importantly, the proposal is significantly smaller and less visually assertive than the previously refused scheme, which was dismissed on appeal due to its excessive scale and harmful impact on landscape character. The current design avoids those identified harms, resulting in a dwelling that respects the openness and character of the site and its wider setting, including views from nearby public rights of way and the edge of the South Downs National Park.
- 5.11 The proposal is considered to accord with HDPF Strategic Policies 25, 32 and 33, Policy 15 of the Pulborough Neighbourhood Plan and paragraphs 135 and 139 of the NPPF. The design has been informed by local vernacular traditions and utilises a restrained palette of traditional materials. The single-storey form, articulated layout and landscape-led approach ensure that the dwelling responds positively to its countryside setting whilst delivering a high quality architectural outcome

Amenity Impacts

- 5.12 Policy 33(2) of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 5.13 The proposed location of the dwelling would not be too dissimilar to the location of the consented dwelling, sitting partly within its footprint and almost entirely within its curtilage.

had permission to be converted. There would be a distance of approximately 130m between the dwelling and the nearest property to the south (Wiltshire's Farm Cottage) which is also owned by the Applicant. The proposed dwelling is not considered likely to have a detrimental impact on neighbouring amenity and hours of construction can be controlled to ensure minimal disturbance during this period.

Highways Impacts

- 5.14 Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.
- 5.15 The proposal would utilise the existing access point, removing the need to remove boundary treatment and screening for a new access point which is a feature of the consented scheme.
- 5.16 The proposed undercroft parking provides space for up to four vehicles (standards require at least 3 spaces), with space also for the storage of bikes either mounted on the wall or within the storage cellar. This arrangement has been designed to minimise the visual impact of parking within the site and to reduce the prominence of parked cars in the surrounding landscape. A limited number of surface-level parking spaces are also proposed to serve short-term visitors and deliveries, ensuring convenient access while keeping the majority of vehicles screened from public view.
- 5.17 The proposal accords with HDPF Policies 40 and 41 and paragraphs 109-115 of the NPPF. Safe access is retained via the existing access point, adequate turning provision is provided and parking complies with adopted standards. The location also benefits from reasonable proximity to services and public transport within Pulborough and Codmore Hill.

Landscape

- 5.18 Landscape considerations have been central to the evolution of the design. The site occupies a transitional position between existing woodland to the north and east and open meadowland to the west. The proposal responds directly to these characteristics through both its siting and landscape strategy.
- 5.19 The site lies almost immediately adjacent to the South Downs National Park and therefore particular regard has been had to the setting of this nationally protected landscape. The dwelling remains broadly comparable in scale to the extant consent and occupies a position closer to the approved scheme than the previously refused proposal. Existing woodland, the

landscape strategy and scale of the dwelling serve to limit visibility from the National Park.

- 5.20 The proposal introduces minimal change to the wider field. The majority of the grassland remains undeveloped and the landscape strategy reinforces existing landscape patterns through additional woodland planting, meadow management and habitat creation. The use of a ha-ha along the western edge enables uninterrupted views across the meadow whilst avoiding the need for visually intrusive boundary treatments.
- 5.21 The proposed undercroft parking has been designed to minimise the visual impact of vehicle storage within the site and to reduce the prominence of parked cars in the surrounding landscape. By accommodating the majority of resident parking beneath the building, the scheme avoids extensive areas of surface parking and helps maintain a more attractive and uncluttered site appearance, which is particularly important given the site's proximity to the National Park boundary. A limited number of surface-level parking spaces are also proposed to serve short-term visitors and deliveries, ensuring convenient access while keeping the majority of vehicles screened from public view.
- 5.22 Importantly, the proposal does not give rise to the landscape concerns identified in relation to the previously refused scheme. The dwelling remains comparable in scale to the extant permission and has been designed to sit comfortably within its rural surroundings without appearing prominent, intrusive or visually dominant. The proposal is therefore considered to be in accordance with HDPF Strategic Policies 25 and 26, and paragraph 187 of the NPPF.

Trees

- 5.23 The submitted Tree Survey and Arboricultural Impact Assessment confirms that no trees or hedgerows will require removal pruning or removal as a result of the proposals. The proposal will also introduce new tree planting within the eastern part of the site.

Ecology

- 5.24 A Preliminary Ecological Appraisal has been prepared to establish the ecological baseline of the site and to assess the potential effects of the proposed development on habitats and protected species. The site comprises an existing agricultural building and associated hardstanding, with surrounding improved grassland and boundary vegetation. The appraisal confirms that the site has limited intrinsic ecological value, with habitats typical of intensively managed farmland and no statutory or non-statutory nature conservation designations present within or immediately adjacent to the site.
- 5.25 The survey found no evidence of protected species using the existing building for roosting, nesting or shelter, and the structure is assessed as having negligible potential for bats.

Boundary features such as hedgerows and scattered trees offer some limited foraging and commuting value for wildlife, but these are common features in the local landscape and are not considered to be of high ecological significance.

- 5.26 The appraisal concludes that the proposed demolition of the existing buildings and erection of a dwelling can be undertaken without giving rise to significant adverse ecological impacts, subject to the implementation of standard precautionary measures during construction. Opportunities for ecological enhancement have been identified through the provision of new landscaping, habitat creation and biodiversity net gain measures, which will result in a net improvement of 47.88% for habitat units and 10.23% for hedgerow units.
- 5.27 The submitted ecological information demonstrates compliance with HDPF Policy 31 and paragraph 192 of the NPPF. The development avoids significant ecological harm and delivers measurable biodiversity enhancements including species-rich grassland creation, new hedgerows and woodland planting. The scheme also achieves well in excess of the required 10% Biodiversity Net Gain.

Summary

- 5.28 When assessed against the lawful fallback position established through the implemented planning permission DC/19/0591, the proposed development does not result in any material increase in planning harm. Instead, it delivers a dwelling of comparable scale which responds more successfully to local landscape character, vernacular architecture and the setting of the South Downs National Park.
- 5.29 The proposal accords with the relevant provisions of the HDPF, the Pulborough Neighbourhood Plan and the NPPF. Furthermore, the application directly addresses all matters raised through the Council's pre-application advice, including siting, design, landscaping, ecology, biodiversity net gain, highways and arboricultural considerations.
- 5.30 The proposal is considered to represent a sustainable form of development which provides a high-quality design solution while delivering environmental enhancements and safeguarding the character and appearance of the countryside.

6 SUMMARY

- 6.1 This application seeks permission for a high-quality alternative dwelling on a site where the principle of residential development is firmly established through an extant and implemented planning permission.
- 6.2 When assessed against the consented scheme, the proposal does not result in any material increase in harm in terms of countryside protection, landscape character or visual impact. On the contrary, it offers a number of clear benefits, including a more contextually responsive design, the use of high-quality traditional materials, and an improved relationship with the surrounding rural landscape and the setting of the South Downs National Park.
- 6.3 The scale of development remains broadly comparable to the approved scheme, the siting limits encroachment into the surrounding pastureland, and the accompanying landscaping, biodiversity and arboricultural measures ensure that the development will integrate successfully into its setting while delivering measurable environmental enhancements.
- 6.4 For these reasons, the proposal accords with the relevant policies of the development plan and with national planning guidance, and represents a sustainable and well-designed form of development.

APPENDIX A



Clare Bartlett
Batcheller Monkhouse
Mill Farm
57 Lower Street
Pulborough
West Sussex
RH20 2AZ

Our ref: PE/25/0215
Your ref:
Officer: Bethan Tinning
Email: bethan.tinning@horsham.gov.uk
Tel: 01403 215429
Date: 5th December 2025

Dear Sir/Madam,

Location: Development at Wiltshire Farm Pickhurst Lane Pulborough West Sussex

Details: Erection of a dwelling with associated driveway and landscaping; demolition of agricultural building (as an alternative to DC/19/0591)

Your enquiry has been considered and I can advise as follows:

Sites and Surroundings

To the north of the site is the South Downs National Park (SDNP), screened by mature soft landscaping, and to the east of the site is an area of Ancient Woodland, on the eastern side of Pickhurst Lane. The application site therefore sits in the context of designated protected landscape areas and any proposed development should be mindful of this. A Public Right of Way (PROW 1983) runs along the east of the site which provides existing access to the site.

Background and Planning History

The site has been subject of a number of planning applications. In 2017, Class Q prior approval was granted (ref: DC/17/0963) for the residential conversion of the agricultural barn to form a single dwellinghouse with 5-bedrooms. With this as a fallback, planning permission was subsequently granted for a new-build 5-bed residential dwelling on site (ref: DC/19/0591). The 2019 planning permission permitted 5 bedrooms and living accommodation over 457.4sqm. The planning statement states that implementation works for the DC/19/0591 planning consent were carried out in October 2022, with the permission extant.

An application for the demolition of an agricultural building and erection of a two-storey dwelling, as an alternative scheme for the permitted DC/19/0591 was refused (ref: DC/21/1264) and subsequently dismissed at appeal (ref: APP/Z3825/W/22/3293640). The refused scheme proposed 1121sqm of living accommodation across two floors, with a garage and swimming pool providing a further 708sqm of floorspace. The main issues were the effect of the proposal on the character and appearance of the area, relating to height and scale. The Planning Inspector concluded that the proposal would cause harm to the character and appearance of the area, including harm to the setting of the SDNP. The result of this harm would be significant and long lasting, resulting in conflict with the Framework.

Principle of Development

The application site lies in the countryside outside of the identified built-up area of any settlement. Given this location, the principle of the development would be considered in the context of paragraph 84 of the NPPF (2024) and policies 3, 4, and 26 of the Horsham District Planning Framework (HDPF).

However, the application site benefits from previous planning history which has allowed the conversion of the existing agricultural building (DC/17/17/0963), as well as planning permission for a new build dwelling (DC/19/0591), utilising the 'fallback' position of the Class Q Prior Approval. The presence of a prior approval fallback for a residential dwelling and the subsequent approved planning application, which is extant following commencement works, represents a viable and realistic fallback position.

Therefore, due to the presence of an extant planning permission for a 5-bed residential dwellinghouse on site, the principle of development is considered acceptable. It is noted however, that in order to fully accept the principle of development, the Council would expect the Applicant to enter into a S106 legal agreement saying that they would only build the proposed development and not the approved development (ref: DC/19/0591), to prevent two dwellings on the same site.

Design and Appearance

In terms of design, Policies 25, 36, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The permitted dwellinghouse (ref: DC/19/0591) had a GIA of 457.4sqm. The proposed GIA of the ground floor is similar to the consented scheme at 456sqm. Therefore, in regard to scale, the proposed scheme would be reflective of the permitted scheme. Also similar to the permitted scheme, is the single storey form, with a basement, as opposed to the two, nearly three, storey development in the refused scheme. This is the most appropriate design route, as landscape and visual harm should be minimised through the single storey nature of the development, especially on the neighbouring South Downs and Ancient Woodland.

The proposed layout would take cues from the permitted scheme, forming a H shape, with two-bedroom wings on the south-east and north-west sides, an entrance courtyard and reception rooms in the bar of the H. The chosen layout is to utilise natural light and views, while maintaining a traditional entrance.

In comparison to the previous consented scheme and refused scheme, the proposed design would form a more traditional residential appearance. The proposed traditional form of the design is derived from the Arts and Crafts movement, with its five main principles; clarity in form or structure, variety of materials, asymmetry, traditional construction and craftsmanship. The proposed dwelling would be constructed within the local vernacular, utilising a variety of dressed stone, brick and tile-creasing details. The roof would be handmade clay tiles in an orange/red colour.

The pre-app statement states that due to the traditional materials and high quality traditional finishes, the roof pitches would need to increase. The main ridge height would be 7.7m, in contrast to the approximately 5.1m of the metal and slate roofs of the consented scheme (DC/19/0591). The refused scheme (DC/21/1264) proposed 10.4m height at its highest and was subsequently refused due to the significant increase in scale and massing over the permitted scheme. The

proposed 7.7m height is considered an appropriate height for the proposed design which utilises ridges and traditional finishes but also maintaining a single storey form.

Regarding the positioning of the dwelling, it is considered that Option 2 is the most favoured. Option 2 is more in line with the permitted scheme which was allowed under DC/19/0591. This positioning results in less encroachment onto the pastureland, resulting in less landscape harm and keeping residential development closer to the road.

Amenity Impacts

Policy 33(2) of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed location, Option 2, of the relocated proposed dwelling would not be too dissimilar to the existing location where the agricultural barn had permission to be converted. Taking into account the considerable distances maintained between the site and the neighbouring properties, it is considered that the proposed dwelling would not have a detrimental impact on neighbouring amenity. This would however be subject of wider public consultation should an application be submitted.

Highways Impacts

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

The proposal would utilise the existing access point, removing the need to remove boundary treatment and screening for a new access point, like in previous the planning permission (DC/19/0591). The driveway would sweep round from the south, providing access to the open entrance courtyard and the underground car park. The application proposes an underground parking area, with car parking spaces under the entrance courtyard. A ramped driveway would take cars to the underground parking area. Four car parking spaces are proposed and a turning space, with 6m between the car parking spaces are the opposite wall for cars to enter and leave parking spaces. As the dwelling would have 5-bedrooms, the WSCC Parking Standards Guidance requires a minimum of 2.7 parking spaces. The proposed 4 parking spaces, as well as the driveway space, could accommodate in excess of 2.7 parking spaces.

The application would be subject to consultation with WSCC Highways, to ensure there are no highways or transport concerns.

Trees and Landscaping

The site is bounded by mature trees and woodland to the north. The proposal to retain the existing access point, would retain the existing boundary screening along the eastern boundary with Pickhurst Lane. The pre-app statement states that the proposal will retain all significant trees, and a full Arboricultural Impact Assessment would be prepared at the planning applications stage to confirm protection measures during construction. The Council's Arboricultural Officer would be consulted as part of an application.

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.

An Preliminary Ecological Appraisal should be submitted as part of an application, to identify whether the site is considered to have any ecological value. The Council's Ecologist would be consulted as part of an application.

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.

<https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district>

Therefore, there is no requirement for development to be water neutral. No water neutrality statement is now required. Please note that given the area remains at significant water stress, all applications for new housing will be required by condition to comply with Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework. We would welcome and support any applicant who wishes to include water efficiencies below this standard.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is an approach introduced under the Environment Act 2021, to ensure that developments and land management leave the natural environment in a better state than it was before. It contributes towards nature recovery by helping to deliver habitat creation and enhancements as part of the design of new development.

There is now a statutory requirement to provide a minimum of 10% BNG on development sites. If an application were submitted, the proposal would need to demonstrate that 10% or more biodiversity net gain is achievable. Further information can be found at: -

<https://www.horsham.gov.uk/planning/planning-applications/biodiversity-net-gain>

The pre-app statement states that the proposal provides opportunities to deliver measurable biodiversity net gain, such as native trees, hedgerow planting, creation of wildflower-rich grassland and the installation of bat and bird boxes. These enhancement measures should be submitted as part of a full application.

Conclusion

As the site benefits from a fallback residential dwellinghouse on site, it is considered the principle of development is acceptable. The proposed design for an Arts and Crafts house would utilise traditional materials found in the local area and would appear as an attractive building sitting within the landscape, nestled between the South Downs National Park and the Ancient Woodland. It is considered that Option 2 for the location of the dwellinghouse is the most appropriate, due to there being less encroachment on pastureland and thereby minimising potential landscape harm.

On the basis of the above, it is recommended that a planning application should be submitted. Should an application be submitted, the following information will be required: -

- Location Plan
- Block Plan
- Proposed Floor and Elevations Plan
- Site Sections Plan
- Planning Statement
- Arboricultural Impact and Method Statement
- Preliminary Ecological Assessment
- Biodiversity Net Gain Statement and accompanying Metric
- Landscape Visual Assessment

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0215 in your submission.

Yours faithfully

Bethan Tinning
Graduate Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.