Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1197
Carylls, Faygate Lane, Faygate, West Sussex, RH12 4SN

DESCRIPTION:
Increasing total units from 19 to 22. Alterations to internal layout of existing property to form new self-contained C3 units. Two new units proposed through internal alterations using unused areas and storage rooms. One existing unit modified to create two separate units.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/19/0038 | Use of property as 19no. independent, self-contained C3 residential units for a period in excess of four years (Certificate of Lawful Development - Existing) | Split Decision on 15.03.2019 |
| DC/21/0335 | Erection of sign at entrance to site. | Application Permitted on 03.09.2021 |

DESCRIPTION OF THE SITE
Carylls Country House is a substantial Victorian-era property situated off Faygate Lane within a semi-rural part of the parish of Rusper. The site sits within extensive landscaped grounds of approximately 2.02 hectares, ac-cessed via a private driveway leading to large, gravelled parking areas and circulation space. The building is not listed, although its scale, form and materials reflect typical 19th-century estate architecture, including red/orange brickwork, pitched slate roofs, decorative chimneys and sash windows.

The property is set within mature gardens comprising lawns, planting beds, and dense boundary vegetation that separate the site visually from the sur-rounding countryside. Carylls Country House currently accommodates 19 lawful C3 residential units used as independent self-contained dwellings (Certificate of Lawful Development – DC/19/0038). Internal circulation areas, storerooms and ancillary rooms are distributed across the ground floor. A neighbouring building—Carylls Farmhouse—is Grade II listed, but it is physically detached from the application site and does not form part of the proposal.

DESCRIPTION OF THE APPLICATION
The application seeks permission for internal alterations only, with no external operational development. The proposal would:

- Reconfigure existing underused storerooms and circulation spaces to create two new self-contained units;
- Reconfigure the existing Bothy unit to create two compliant units, resulting in one additional net unit from its current configuration;
- Provide revised internal layouts meeting NDSS standards
- Increase the total number of lawful C3 units from 19 to 22.

The proposed changes involve no change to the external elevations, roof form, access arrangements or landscaping. Parking will remain within the extensive existing gravelled forecourt. The Parking Provision Statement confirms that an additional 3–4 spaces are required for the increase in units and that the site comfortably accommodates this within existing hardstanding areas.

RELEVANT PLANNING POLICIES

**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking

**Neighbourhood Plan:**
The Rusper Neighbourhood Plan was formally made in June 2021. The policies contained within the Rusper Neighbourhood Plan that are considered most relevant to this application include:

- RUS1: Spatial Plan
- RUS3: Design
- RUS5: Green Infrastructure and Biodiversity
- RUS10: Dark Skies
- RUA11: Promoting Sustainable Transport

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 year. 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)**:
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction

Policy 10: Flooding
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking

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:

**WSCC Highways**: No Objection - A sufficient level of informal parking is currently available within the site. This is situated to the front of the building in the gravelled parking area. The wide driveway is also gravelled and can easily accommodate the additional parking (3-4) spaces required. No highway objection.

Representations:

None Received

Parish Comments:

**Rusper Parish Council**: No Objection

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**:

The lawful use of the site for 19 residential units was established though lawful development certificate ref: DC/19/0038. This current application seeks, through a series of internal alterations, to increase the number of units within the building to 22; no external changes are proposed.

The application site is in a rural countryside location with only surrounding sporadic development. Policies RUS1 and RUS3 of the NP support development that is appropriately scaled, respects local character, and makes good use of existing sites. While Policy 26 of the HDPF seeks to restrict new development in the countryside unless essential to a countryside location (and meeting a specific criteria) the policy, and wider HDPF, is silent on the subdivision of existing residential buildings.

Paragraph 84 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless a stated circumstances applies, including where development would involve the subdivision of an existing residential building.

The proposed additional units would be created through internal alterations with no extension of the building being proposed. This approach would be supported by the NPPF and would make efficient and effective use of the site. The principle of development is therefore considered acceptable.

**Design, Appearance and Heritage**:

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) require development to achieve a high standard of design that is locally distinctive, respects the character of the surrounding area, and avoids visual harm. This is reflected by Policies RUS1 and RUS3 of the NP, which similarly seek development that responds positively to local character, scale and form.

Carylls Country House is a substantial Victorian-era building of clear townscape interest, described in the Design and Access Statement as a robust example of traditional 19th-century estate architecture with red/orange brickwork, pitched slate roofs, tall decorative chimneys and timber sash windows, set within mature landscaped grounds. While the building is not listed, it is considered to function as a non-designated heritage asset by virtue of its scale, age and architectural character. The application, however, is expressly limited to internal alterations. The submitted plans confirm there are no external changes to the elevations, roof, openings or overall building envelope, and no alteration to the site's access, hardstanding or landscaped areas.

The established relationship between the house, its grounds and the surrounding countryside therefore remains unchanged. Given the absence of any external development and the retention of the existing landscape structure, it is considered that the proposal preserves the character and appearance of Carylls Country House and its setting in accordance with the above policies. In heritage terms, the closest designated asset is Carylls Farmhouse (Grade II), which is physically separate and functionally distinct from the application building, the nature of the proposal would not have any adverse effects on the setting of this building.

**Residential Amenity**:

Policies 32 and 33 of the HDPF require that development provides a safe, attractive and functional environment and avoids unacceptable harm to the amenity of existing and future occupiers. The NPPF (2024) similarly seeks a high standard of amenity for existing and future users.

The proposal is confined to internal reconfiguration of existing floorspace within a building already in lawful C3 use as multiple units. The external form and fenestration arrangement will remain as existing, with no new windows, doors or extensions proposed. As a result, there will be no new opportunities for overlooking, no change in the degree of mutual privacy between units, and no additional overshadowing or overbearing impact on neighbouring properties beyond the established situation. The intensification from 19 to 22 units will be modest in the context of the size of the building and its grounds, and day-to-day comings and goings associated with three additional units are not considered to materially alter noise or general activity levels, particularly given the existing multi-unit residential use of the site.

For future occupiers, the proposed layouts have been designed to meet or exceed the Nationally Described Space Standards, as set out in the Design and Access Statement, and to make more efficient use of internal circulation and storage space while providing appropriate living, sleeping and service areas. The internal environment of the new and reconfigured units is therefore considered to be of an acceptable quality in terms of space, functionality, outlook and access to natural light.

It is therefore concluded that the proposal would not give rise to unacceptable harm to the amenities of existing or future residents and accords with the above policies.

**Highways Impacts**:

HDPF Policies 40 and 41 require development to provide safe and suitable access for all users and to ensure that the level of parking and traffic generation does not result in an unacceptable impact on the highway network. Rusper Neighbourhood Plan Policy RUA11 seeks to promote sustainable transport and minimise adverse transport impacts.

The existing access arrangements via the private driveway from Faygate Lane will remain unchanged, and no alterations are proposed to the internal circulation routes within the site. The Parking Provision Statement explains that the established gravelled parking areas to the front and side of the building already provide generous off-street parking and circulation space, which is currently operating well below capacity. The uplift in parking demand arising from three additional units is calculated at approximately 3–4 spaces, which can be comfortably accommodated within the existing hardstanding without any physical expansion or loss of landscaping. WSCC Highways raise no objection, confirming that a sufficient level of informal parking is available on-site and that the proposal does not give rise to any highway safety concerns or severe cumulative impact on the operation of the local highway network.

Given the retained access, ample on-site parking, and the absence of any requirement for off-site highway works, the proposal is considered acceptable in highway terms and compliant with HDPF Policies 40 and 41, Rusper Neighbourhood Plan Policy RUA11 and the transport provisions of the NPPF (2024).

**Water Neutrality**:

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

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

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

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

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

**Climate Change:**

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes.

There is no evidence to suggest that the existing units do not benefit from adequate refuse / recycling storage facilities, with the individual units understood to be operated / managed by a single entity. It is not therefore considered necessary to secure further details as part of this application.

A condition is recommended to limit water consumption limited to 110litres per person per day. This is sufficient given the nature of the scheme to ensure compliance with the above policies.

**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.

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

**Conclusions**:

The proposal involves internal alterations only, resulting in three additional C3 units within the existing building without any external changes. The development preserves the character and appearance of Carylls Country House, does not affect the setting of nearby heritage assets, and maintains acceptable residential amenity and parking conditions. Highway safety is unaffected, and no technical objections have been raised. As no adverse impacts have been identified, the scheme represents a sustainable and policy-compliant form of development and is acceptable subject to the recommended conditions.

**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 **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).

**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.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
   impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition {\ul does not apply} to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

**Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.**

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.

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**Plans list for: DC/25/1197**
(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 |
|---|---|---|---|
| Design & Access Statement | | NONE | 22.07.2025 |
| Supporting Statement | Parking provision | NONE | 22.07.2025 |
| Floor plan | Existing ground | PL-006 | 22.07.2025 |

| | | | |
|---|---|---|---|
| Floor plan | Existing second | PL -004 | 22.07.2025 |
| Floor plan | Existing first | PL -003 | 22.07.2025 |
| Floor plan | Existing ground | PL -002 | 22.07.2025 |
| Floor plan | Proposed ground | PL -202 | 22.07.2025 |
| Block plan | | PL -001 | 22.07.2025 |
| Elevation plan | Proposed | PL -112 | 22.07.2025 |
| Elevation plan | Proposed | PL -112 | 22.07.2025 |
| Roof plan | Proposed | PL -106 | 22.07.2025 |
| Floor plan | Proposed ground | PL -102 | 22.07.2025 |
| Elevation plan | Existing | PL - 013 | 22.07.2025 |
| Elevation plan | Existing | PL - 015 | 22.07.2025 |
| Elevation plan | Existing | PL - 010 | 22.07.2025 |
| Elevation plan | Existing | PL - 011 | 22.07.2025 |
| Elevation plan | Existing | PL - 014 | 22.07.2025 |
| Location plan | | PL-000 REV P01 | 26.08.2025 |
| Floor plan | Existing Floor Plan | CCH-PL-002-EX-Ground_P01 | 10.11.2025 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 23.11.2025

Authorising Officer sign/initial Guy Everest Date: 27.11.2025