



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 19th May 2026

DEVELOPMENT: Demolition of existing garages. Erection of a replacement barn style 4 bed dwelling, together with a detached garage and associated access. Change of use of land from paddock to residential curtilage.

SITE: Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/26/0083

APPLICANT: **Name:** Mr Michael Isherwood **Address:** 156 Brambletye Park Road, Redhill, RH1 6ED

REASON FOR INCLUSION ON THE AGENDA: By request of Thakeham Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1. To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2. The application seeks to demolish the existing garages located on Plot 1 at Sir Roberts Farm in Goose Green, which have extant planning permission for change of use to a one-bedroom dwellinghouse (DC/23/1550), and replace them with a four-bedroom barn-style dwelling, detached garage and associated residential curtilage. The replacement dwelling would be located on Plot 4 as shown on the submitted site plan.

1.3. The existing paddock that contains the garages would then become the larger garden to Plot 1, which was permitted under application DC/23/1546.

DESCRIPTION OF THE SITE

1.4. The application site is split into two parts and is part of a larger freehold (5.26ha) owned by the applicant. The site has two access points from B2133 (Goose Green Lane), which is a single carriageway road lined with trees, with the eastern access point close to a four-way intersection.

1.5. The application site in the west (referred to as 'Plot 1' in the submitted documents) currently comprise as mix of dwellings and agricultural buildings including a cottage, an L-shaped traditional barn and garages to the rear. Each of these buildings benefits from extant planning permission(s), detailed below:

- Sir Robert's Cottage – full planning permission exists for the demolition of this 1-bed property (40sqm), the change of use from paddock to residential curtilage, and its replacement with a 3-bed farmhouse style dwelling (202sqm GEA, 339sqm GIA)) and detached garage (DC/25/1394). This replacement dwelling would be located outside of the red line boundary for this application on Plot 2. The building also has prior approval to add a second storey extension (DC/24/1295) and a single storey 8m rear extension (DC/24/1664).
- Sussex Barn – full permission exists for its conversion to a 3-bed residential dwelling (DC/23/1546) located on Plot 1.
- Garages – the subject of this planning application. These have full planning permission for a change of use to a one-bedroom dwellinghouse (DC/23/1550)

1.6. The application site to the north-east (referred to as 'Plot 4' in the submitted documents) does not contain any existing built development and is listed as pasture land. To the north of Plot 4 is an area of woodland named Sir Roberts Copse.

1.7. The wider freehold contains an additional two buildings, both of which also benefit from the following extant planning permissions:

- Sir Robert's Bungalow – full planning permission exists for the demolition of this 4-bed property, the change of use from paddock to residential curtilage, and its replacement with a four-bedroom barn-style dwelling and detached garage (DC/25/0040) on Plot 3. Prior approval also exists for the additional of a second storey extension (DC/24/1295) and a single storey 8m rear extension (DC/24/1664).
- Workshop – full planning permission exists for its demolition, change of land use from paddock to residential curtilage, and its replacement with a three-bedroom farmhouse style residential dwelling and detached garage (DC/25/1394). This dwelling would be located on Plot 5. This follows the previous grant of Class Q Prior Approval for its conversion to a three-bedroom dwellinghouse (DC/23/1549).



- 1.8. To summarise, there are extant planning permissions for a total of four dwellings across the wider site. Two of these dwellings replace the 1-bed cottage and 4-bed bungalow with a 3-bed and 4-bed dwelling respectively. The other two consents replace a 3-bed conversion with a 3-bed dwelling, and create a 3-bed dwelling from a barn.
- 1.9. The area surrounding the site is rural in character with built development typically consisting of interspersed large, detached dwellings and farmsteads, though there is a large industrial development approx. 0.5km to the northwest. There are no listed buildings on site but one is located 100m to the south, on the other side of Goose Green Lane. Ashington Public Right of Way starts at the southwestern edge of the wider freehold site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1. The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

Thakeham Neighbourhood Plan (2017):

Thakeham1 – A Spatial Plan for the Parish
Thakeham6 – Design
Thakeham9 – Development in the Countryside

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding

Strategic Policy 11: Environmental Protection
 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
 Strategic Policy 37: Housing Provision
 Strategic Policy 38: Meeting Local Housing Needs
 Policy 40: Improving Housing Standards in the District
 Policy 45: Replacement Dwellings and House Extensions in the Countryside

Supplementary Planning Guidance:

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

Parish Design Statement: Thakeham Parish Design Statement (2002)

Planning Advice Notes:

Shaping Development in Horsham (SDPAN)
 Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/23/1546	Conversion of existing barn to three bedroom residential property.	Application Permitted on 06.03.2024
DC/23/1549	Change of use and associated alterations to an existing timber frame building (currently Use Class B1(c)) to a three-bedroom residential dwelling house (Use Class C3).	Application Permitted on 06.03.2024
DC/23/1550	Change of use and associated minor alterations to an existing building (currently Use Class E(g)(iii)) to a one-bedroom residential dwelling house (Use Class C3).	Application Permitted on 06.03.2024
DC/24/1295	Prior Approval for the enlargement of dwellinghouse by erection of an additional storey resulting in an increase in height of 2.72mtrs.	Prior Approval Required and PERMITTED on 16.10.2024
DC/24/1312	Prior Approval for the enlargement of existing dwellinghouse by erection of an additional storey resulting in an increase in height of 2.7m.	Prior Approval Required and PERMITTED on 21.02.2025
DC/24/1664	Prior Approval for the erection of a single-storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 2.50m and eaves height of 2.40m.	Prior Approval Required and PERMITTED on 09.12.2024
DC/23/0547	Demolition of 2no agricultural/commercial buildings and 2no residential dwellings. Erection of 4no dwellinghouses together with detached garages/carports, new access and associated landscaping.	Application Refused on 20.09.2024
DC/25/0270	Prior Approval for the erection of a single storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 4.00m and eaves height of 2.50m.	Prior Approval Required and REFUSED on 07.04.2025

DC/25/0597	Prior Approval for the erection of a single storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 2.50m and eaves height of 2.50m.	Prior Approval Required and PERMITTED on 23.05.2025
DC/25/1394	Demolition of existing dwelling and erection of replacement three-bed farmhouse style dwelling with detached garage. Demolition of workshop (with extant planning permission for change of use to residential dwelling - DC/23/1549) and erection of a replacement three-bed residential dwelling with detached garage and change of use of land from paddock to incidental residential curtilage.	Application Permitted on 09.01.2026
DC/25/1401	Erection of a single storey rear extension.	Application Permitted on 29.10.2025

3. OUTCOME OF CONSULTATIONS

- 3.1. Where consultation responses and representations 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 horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications.

INTERNAL CONSULTATIONS

- 3.2. **HDC Arboricultural Officer:** No Objection
The submitted tree survey and Arboricultural Impact Assessment are a fair assessment of the species, size and position of trees present on and adjacent to the site. A number of internal site trees may need removing to enable development and these could be replaced as part of a scheme of landscape mitigation/enhancement.
- The extent of the tree protection fencing shown along the northern boundary would probably be sufficient to restrict associated development activity in respect of the development applied for.
- Provided the Arboricultural Method Statement and Tree Protection Plan are strictly adhered to, no retained trees of merit would be significantly detrimentally impacted upon.
- 3.3. **HDC Conservation:** No Objection
The proposed development will not impact the setting of the listed building opposite the site, and the development will not prevent an understanding of the historic context of the former farmstead.
- 3.4. **HDC Drainage Engineer:** No Objection
HDC Drainage has no objection at this stage of planning, however, during later subsequent stages of the planning process, request more information 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 35 and Policy 38.
- 3.5. **HDC Environmental Health:** No Objection (subject to conditions)
HDC Environmental Health has reviewed the Land Contamination Preliminary Risk Assessment (June 2022) and recommend conditions to secure:
- An updated Land Contamination Preliminary Risk Assessment, given that the current assessment was undertaken nearly 4 years ago.
 - A Construction Environmental Management Plan.

OUTSIDE AGENCIES

- 3.6. **Ecology Consultant:** No Objection subject to conditions.
[summary] We have reviewed the Preliminary Ecological Appraisal (Phlorum Limited, August 2022) and now the Ecology Response Letter (Arun Ecology, March 2026) relating to the likely impact of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures. We are now satisfied that there is sufficient ecological information available to support determination of this application.
- 3.7. **Southern Water:** No Objection
- 3.8. **WSCC Highways:** No Objection
The Highway Authority do 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 NPPF, paragraphs 114-117. Therefore, there are no transport grounds to resist this proposal.
- 3.9. **Natural England:** Response not yet received (*to be provided verbally at Committee*).
- 3.10. **NatureSpace:** No Objection subject to conditions.
The development has been evaluated by NatureSpace Partnership and (if/when planning approval has been granted) can be covered under the District Licence (WNL-OR177, or a 'Further Licence').

PUBLIC CONSULTATIONS

- 3.11. Representations:
3 letters of Objection have been received from 3 addresses, objecting to the application on the following grounds:
- Overdevelopment of the site
- 3.12. No letters of Support have been received.
- 3.13. Parish Comments:
Thakeham Parish Council: Strong Objection
TPC have grave concerns regarding the upscaling of the site over time without any actual building work being undertaken. Considers this proposal to be gross overdevelopment of the plot which will dominate the street scene contrary to policies 1, 7, 8, 9, 10 and 11 of the Thakeham Neighbourhood Plan. They have also raised concerns around losing the paddock area, stating that this is contrary to policies 10, 26 and 33 of the HDPF 2015.
- 3.14. Member Comments:
None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1. 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.
- 4.2. 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 6.1. It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

- 6.1. Horsham District Planning Framework (HDPF, 2015) Policies 2, 3 and 4 as well as Policy Thakeham1 collectively seek to ensure that development is appropriately sited to retain the district's distinctive settlement pattern and rural landscape character.
- 6.2. Policy 3 designates a series of built-up area boundaries (BUAB) where development is accepted in principle, with development on land outside of these boundaries more strictly controlled. In addition, Thakeham1 defines the BUAB at Thakeham and Storrington into which new development should be steered. The proposal is not located within an existing BUAB and therefore Policy 4 is relevant. Policy 4 outlines the circumstances where development outside of a BUAB will be supported, however as the site is not allocated in the Local or Neighbourhood Plan and does not adjoin an existing settlement edge, the requirements of this policy are not met.
- 6.3. Policy 26 of the HDPF does make allowances for a certain level of development in the countryside so long as it is essential to its location, for example it supports rural enterprise or provides recreational use. The proposal does not meet any of the criteria stated therefore the proposal does not accord with Policy 26.
- 6.4. The existing garages benefit from extant planning permission for a change of use to a dwellinghouse (DC/23/1550 refers), which Officers deem likely to be implemented in the absence of an approval for this application. This extant consent therefore represents a viable fallback position that establishes the principle of a house on this part of the site. Although the garages have yet to be converted pursuant to the above consent, nevertheless regard is to be had to Policy 28 of the HDPF. This policy states that proposals for replacement dwellings will be supported outside of the BUAB if the development can be accommodated appropriately within the curtilage of the existing dwelling and is not disproportionate in size to the existing dwelling.
- 6.5. The existing garages measure approx. 85m² and the extant consent for their conversion is for a single-storey, one-bedroom dwellinghouse. This proposal seeks to build a single-storey, four-bedroom dwellinghouse that would measure some 310sqm GEA (298 GIA) The proposed dwelling would also be located completely outside of the curtilage of the existing garages, in a previously undeveloped field adjacent to the plots that have extant but unimplemented planning permissions for dwellings, as explained in section 1 above.
- 6.6. While the proposal is for a considerably larger property than the consented garage conversion, it is considered that the proposed dwelling would sit comfortably within the resulting residential garden, with the plot size comparable to others granted in the immediate locality. Overall, whilst it is recognised that the proposal would be in some conflict with Policy 28 owing to its greater overall size, the resulting visual impact is not considered to be so great as to result in substantial material harm in the particular context of this site.
- 6.7. Considering the above, the proposal directly conflicts with the overarching hierarchy and locational strategy of the development plan, however the presence of a viable fallback permission to convert the garages to a single dwelling establishes the principle of a dwelling on the wider site. Subject to a condition (condition 8) requiring the demolition of the garages, the proposal would serve to relocate that consented dwelling to the new plot on the wider

site, retaining the net addition of one dwelling. On this basis, the principle of development can be supported despite the clear conflict with the above development plan policies.

Design and Appearance:

- 6.8. Policies 32 and 33 of the HDPF 2015 require that all development in the district be of high quality and complimentary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate as well as that a high standard of building materials, finishes and landscaping are used. In addition, Policy Thakeham6 of the TNP states that applicants will be expected to demonstrate that they have had regard to the Thakeham Parish Design Statement when formulating proposals.
- 6.9. The existing site is comprised of a series of buildings that are agricultural in character but lack coherency in terms of their design and layout. The existing cottage and barn are traditional farmhouse style with clay tile pitched roofs, gable ends, weatherboard cladding on the barn and white render with exposed beams on the cottage. In contrast, the garages, workshop and bungalow are more practical in design, consisting of concrete blocks/timber and corrugated roofs. The latter three buildings appear secondary to the former two, particularly the bungalow which feels adjunct to the remainder of the development.
- 6.10. The proposed dwelling would comprise a single-storey barn, taking design inspiration from the existing workshop, and will include a long-spanning simple roof form with gable ends. Proposed materials for the exterior include Sussex red clay bricks and black timber cladding with a standing seam roof in slate grey. The detached garage would site at a 90-degree angle to the dwelling and utilise similar materials including red brick, timber cladding and clay peg tiles on a jerkinhead roof. This is in line with the materials proposed for Plots 2, 3 and 5 which will be located adjacent.
- 6.11. It is clear from the submitted Design & Access Statement that the applicant has considered the character of the area as well as the Thakeham Parish Design Statement, which has result in a modern proposal that pays some homage to the site's former use. Furthermore, the design of the dwelling will ensure that it relates sympathetically with its surrounds once built thus contributing to a sense of place. Overall, it is considered that the proposal conforms with relevant Policies 32 and 33 of the HDPF, as well as Thakeham6 of the TNP.

Arboriculture:

- 6.12. Policy 33 of the HDPF has a presumption in favour of the retention of existing landscape and natural features including trees, while Policy 26 sets an expectation that development is appropriate to its respective setting and maintains the pattern of woodlands, hedgerows and trees. In addition, Policy Thakeham6 of the TNP states that development proposals should retain healthy trees.
- 6.13. The submitted tree report details that the proposed development has been sensitively designed with appropriate adjustments made to site layout to avoid harm to significant trees and to remove development from the identified root protection areas of retained trees. The HDC Arboricultural Officer is content that there are no significant arboricultural concerns, provided that the protection measures outline in the submitted Arboricultural Method Statement and Tree Protection Plan are strictly adhered to. This is secured by condition (condition 4).

Heritage:

- 6.14. Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development will only be permitted if the proposal would preserve or enhance those heritage assets.

- 6.15. The application site is located opposite the Grade II Listed Building of Buck's Farm, however this is set-back some distance south of the highway and separated from the proposed dwelling by intervening boundary vegetation. HDC's Conservation Officer is satisfied that the proposed dwelling will not adversely impact the setting of the listed building and would not prevent an understanding of the historic context of the former farmstead. Therefore, no harm in respect of HDPF Policy 34 is considered in this instance.

Residential Amenity:

- 6.16. Policy 33(2) of the HDPF requires development to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land through loss of privacy, outlook, light, noise, or general disturbance. Similarly, Paragraph 198 of the NPPF requires development to be appropriate for its location and avoid impacts upon living conditions.
- 6.17. There are currently two dwellings on the wider site however it is considered likely that these will no longer exist once the various extant permissions are following through, therefore no impact upon residential amenity at these properties is expected. The nearest off-site neighbours (Buck's Farm and Oak Farm) are located approx. 100m and 200m away respectively and are well screened by existing treelines. It is therefore considered unlikely that off-site neighbouring amenity would be impacted by the proposal.
- 6.18. Given the extant permissions that exist for three replacement dwellings and one conversion on the wider site, it is prudent to consider the impact on future neighbouring amenity. The permissions together result in the creation of a cul-de-sac with a shared access road leading to each dwellings private parking area. The main amenity space of the proposed dwelling faces northeast toward Sir Roberts Copse and is therefore not overlooked by other dwellings. Subject to the bathroom windows on the northwest elevation being installed as frosted glass, which can be secured via a condition (condition 13), there is unlikely to be a loss of privacy for future occupiers of the proposed dwelling and the wider site.
- 6.19. As the proposal is for one residential dwelling, there is unlikely to be an increase in levels of noise or general disturbance above what is expected for this use type. It is therefore deemed that the proposal conforms with Policy 33(2) of the HDPF.

Highways Impacts:

- 6.20. Policies 39 and 41 of the HDPF seek to ensure that both sufficient capacity in the existing infrastructure network exists prior to the release of land for development and that adequate parking facilities are provided to meet the needs of anticipated users.
- 6.21. The proposed access point to the property is from the B2133 (Goose Green Lane), a single carriageway road with a 60mph speed limit, entering at the northwest corner of the site. A new road would be provided linking the proposed dwelling with the remaining four, creating a cul-de-sac. As this proposal is for one dwelling it would not have a significant impact upon the existing wider infrastructure network in terms of capacity.
- 6.22. With regard to parking provision, the proposal includes a three-port detached garage with an EV charging point to enable future adoption of low-emission vehicles. The garage will also include a dedicated cycle storage area with appropriate access considerations. This aligns with WSCC guidance, which requires a minimum of two cycle spaces and three parking spaces.
- 6.23. WSCC was consulted as part of the application and advised that they are satisfied with the access point, parking provision and internal layout and site set up for delivery of construction materials. They concluded that the proposal would not have an unacceptable impact upon

highways safety or the operation of the network. It is therefore concluded that the proposal complies with Policies 39 and 41 of the HDPF and no significant highways impacts are expected.

Ecology:

- 6.24. Policy 25 of the HDPF seeks to protect existing biodiversity and green infrastructure in the District by ensuring no net loss, while Policy 31 looks to encourage the provision and enhancement of new habitats as well as outlining requirements for area of particular importance (SPAs, SACs, SSSIs etc.). This is in line with paragraphs 187-188 of the NPPF (2024).
- 6.25. The nearest designated site is Hurston Warren SSSI which is located approx. 4.5km away and thus unlikely to be impacted. The site is however located within the 12km wider bat sustenance zone / conservation area for The Mens SAC, thereby triggering the need for a Habitats Regulations Assessment in connection with this designation (see below).
- 6.26. Though there is woodland surrounding the site, this is not classed as ancient woodland and there are no Tree Preservation Orders or ancient trees registered. The nearest parcel of ancient woodland is approx. 300m to the south. The site is located within a red impact risk zone for Great Crested Newt (GCN), which flags the most suitable habitat and a high likelihood of the species being present.
- 6.27. In addition to GCN, the site has been identified as having a moderate to high potential to support various protected species including breeding birds and the submitted Preliminary Ecological Appraisal (PEA) (Phlorum Limited, August 2022) has highlighted that these species may pose a constraint to works. The appraisal does however go on to propose a series of specific mitigation measures, which are as follows:
- The clearance of trees, scrub and demolition of building should be undertaken outside of the main bird nesting season (March-August inclusive).
 - Habitat retention measures.
- 6.28. The Council's Ecology Consultant has agreed the above measures are satisfactory, subject to being secured via planning condition (conditions 7, 16 & 19).

Bats

- 6.29. The submitted a Preliminary Ecological Appraisal (PEA) (Phlorum Limited, August 2022) confirms that the existing garages (referred to as the 'Dutch Barn' in the submitted report) have negligible potential for roosting bat and as such no further targeted surveys were required. The Council's Ecology Consultant originally raised concerns around this conclusion given that the site walkover took place in May 2022 however once the applicant submitted an updated letter from their Ecologist (March 2026) they have been able to concur.
- 6.30. As the site lies within the 12km area for The Mens SAC, a site designated for its species of barbastelle and Bechstein's bat, the Council has undertaken a Habitats Regulations Assessment (HRA) in connection with this designation. Given that there is potential to introduce new lighting into commuting and foraging corridors the Council has proceeded to Appropriate Assessment and recommended that an ecologically sensitive lighting scheme be implemented, to be secured by condition (condition 16). Natural England were consulted on the HRA but did not provide a response in time for this report to be submitted to Planning Committee. Their response will therefore be provided verbally when the application is heard, however based on Officer experience an objection from Natural England is highly unlikely.

Great Crested Newts

- 6.31. There are no ponds located on the site however the submitted PEA identified many ponds within a 250m radius as well as terrestrial habitat on site that could support foraging and communing GCN.
- 6.32. NatureSpace were consulted on the proposal and recommended that the applicant either submit a NatureSpace report/certificate or alternatively, provide an updated habitat and GCN assessment for the site. The applicant has engaged with NatureSpace and organised a certificate which has now been submitted to the Council.
- 6.33. Subject to the relevant condition (condition 22) set out in the NatureSpace Certificate, NatureSpace are satisfied that impacts on GCN can be ruled out.

Water Neutrality:

- 6.34. 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.
- 6.35. 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.
- 6.36. 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.
- 6.37. 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.
- 6.38. 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:

- 6.39. Policy 38 of the HDPF states that development should follow a sequential approach to flood risk management, giving priority to development with the lowest risk of flooding and making required development safe without increasing flooding elsewhere. Development proposed will: take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas; avoid the functional floodplain except for water-compatible uses and essential

infrastructure; only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary; and require a site-specific Flood Risk Assessment for all development over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.

- 6.40. Paragraph 170 of the NPPF discourages inappropriate development in areas at risk of flooding by directing development away from the areas at highest risk, while Paragraph 173 states that a sequential risk-based approach should be taken to individual applications in areas known to be at risk now or in future from any form of flooding.
- 6.41. The application site lies within Flood Zone 1, which is land defined by the Planning Practice Guidance for the NPPF for Flood Risk and Coastal Change as having a low probability of flooding. The site is also not at risk from surface water flooding nor is it located within a groundwater vulnerability area.
- 6.42. No drainage strategy has been submitted however the application form states that foul sewage will be managed via a septic tank / package treatment plant, and the design and Access Statement states that *'The permeable access track and sustainable drainage solutions will effectively manage surface water runoff, contributing to flood resilience.'* No further details have been provided. HDC Drainage Officers were consulted as part of the application, and have advised that they have no objection at this stage of planning but that a full foul and surface water drainage strategy should be provided via condition. Condition 3 is therefore recommended to this effect.

Other Matters:

Contaminated Land:

- 6.43. Environmental Health were consulted and commented that the submitted site assessments are out of date and based on a previous scheme on the site. Further information is required in relation to site contamination; however, this information can be secured via a suitably worded condition (condition 5).

Climate Change:

- 6.44. 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:
- Provision of full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Cycle parking facilities
 - Electric vehicle charging points
- 6.45. Subject to these being conditioned the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

- 6.46. 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 may not be begun unless a Biodiversity

Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

- 6.47. The applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as the development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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
	298.8	80.3	218.5
		Total Gain	218.5
		Total Demolition	80.3

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.

Conclusions and Planning Balance:

- 6.48. The application seeks the introduction of one open market dwelling outside the defined built-up area boundary, on a site which has not been allocated for development within the adopted development plan, and without an essential need for a countryside location. The development is, therefore, contrary to Policies 2, 3, 4 and 26 of the HDPF (2015) and Policy Thakeham1 of the TNP. The principle of development is, therefore, considered unacceptable when considered against the development plan.
- 6.49. It is however acknowledged that the applicant holds extant permission for the change of use of the existing garages on Plot 1 to a 1-bed dwellinghouse (DC/23/1550) as well as for 4 other dwellings on site and could implement these at any time. The fallback presented by the consented garage conversion represents a viable fallback position capable of implementation, thereby establishing the principle of its replacement with a new dwelling.
- 6.50. The Council is also unable to demonstrate a full 5-year housing land support, meaning the presumption in favour or 'tilted balance' at paragraph 11d of the NPPF is therefore engaged. This balance requires permission to be granted, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It should be noted that neither footnote 7 to paragraph 11d nor paragraph 14 of the NPPF, both of which act to disapply the 'tilted balance', applies in this instance.
- 6.51. No concerns have been raised with regard to heritage, arboriculture or highways impacts, while impacts on residential amenity, drainage and ecology can be resolved via the application of conditions.

- 6.52. Ultimately, the proposal would replace a poor quality conversion of the garages with a detached dwelling that would be in keeping with the character of the area established by the extant consents on the wider site. The proposal would also contribute, albeit minimally, to the district's much needed housing land supply. Whilst it is noted that the proposal would be contrary to the adopted development plan, no additional impacts have been identified that would significantly and demonstrably outweigh the benefits of the permission for the purposes of NPPF paragraph 11d and the scheme is therefore recommended for approval.

7. RECOMMENDATIONS

- 7.1. To grant planning permission, subject to the following conditions listed below.

Conditions:

- 1 Plans list
- 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 the following preliminaries have been completed in the sequence set out below:

(a) All trees on the site shown for retention on approved drawing number [Duckworths Arboriculture Ltd Sir Roberts Farm TPP 06670 2025 0.2], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

(b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

(c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including

asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) 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.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- (a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - (b) the provision of wheel washing facilities (if necessary) and dust suppression facilities
- The approved details shall be adhered to throughout the construction period.

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:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 8 **Pre-Occupation Condition:** Prior to the occupation of the building hereby permitted the existing building indicated on plan 1A (Existing Elevations and Floorplan) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays are demonstrated in accordance with the posted speed limit. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre in perpetuity.

Reason: In the interests of road safety.

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number A2/G3/E and A2/G3/FP. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use 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 cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number A2/G3/E and A2/G3/FP. 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).

- 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 windows at the north west elevation as shown on Plan A2/P1/FPE 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).

- 14 **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).

- 15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan A2/SP/P Rev A 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).

- 16 **Pre-Occupation Condition:** Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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).

- 17 **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).

- 18 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Method Statement [Duckworths Arboriculture Ltd Sir Roberts Farm AMS Ref: 06670 2025 0.2 dated April 2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Phlorum Limited, August 2022) and the Ecology Response Letter (Arun Ecology, March 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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).

- 20 **Regulatory Condition:** The dwelling 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).

- 21 **Regulatory Condition:** The garage 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).

- 22 **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 "Sir Roberts Farm (Plots 1 and 4): Impact plan for great crested newt District Licencing (Version 1)", dated 5th May 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.

Informatives:

1. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.
2. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-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 newt are thereby committed then criminal investigation and prosecution by the police may follow.

8. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.