



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2030

Nutbourne Place Farm, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HF

DESCRIPTION:

Removal of Conditions 3 and 12 of previously approved application DC/25/1392 (Variation of Condition 1 and 11 of previously approved application DC/24/1506 (Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements) Relating to the external wall materials.) Relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/21/0852	Use of existing commercial nursery building for horticultural growing seminars and teaching, local meeting venue, farm/nursery shop and tea room and catering/cookery courses, as well as staff rest room, sorting, packing and preparation/cooking of produce.	Application 27.07.2021	Permitted	on
DISC/21/0265	Approval of details reserved by condition 3 to approved application DC/21/0852	Application 25.01.2022	Permitted	on
DC/23/2123	Conversion of redundant barn to provide 1 dwelling, staff restroom, shower room, office and store.	Application 16.02.2024	Permitted	on
DC/24/1506	Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.	Application 31.01.2025	Permitted	on
DISC/25/0112	Approval of details reserved by condition 3 to approved application DC/24/1506.	Application 27.05.2025	Permitted	on
DC/25/0989	Erection of an agricultural storage barn and water tank.	Application 30.09.2025	Permitted	on
DISC/25/0219	Application for Approval of Details Reserved by Condition 4 of approved application DC/24/1506	Application 16.09.2025	Permitted	on
DC/25/1392	Variation of Condition 1 and 11 of previously approved application DC/24/1506 (Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements) Relating to the external wall materials.	Application 23.10.2025	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs
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 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking

Pulborough Neighbourhood Plan (2015-2031):

Policy 1 – A Spatial Plan for the
Parish Policy 15 – Design

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Supplementary Planning Guidance:

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

Parish Design Statement

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

None received.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

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.

Conclusions:

The application is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 31/01/2028.

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

- 3 **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 superfast broadband speeds of 30 megabits per second through full 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).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with drawing number 2022/14/06. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 2022/14/06 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).

- 7 **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 2022/14/06. 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).

- 8 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered 2022/14/11 REV B received 29.08.2025.

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).

- 9 **Regulatory Condition:** The occupation of the dwelling shall be limited to a person solely or mainly working on the horticultural holding of Nutbourne Place Farm, or a widow or widower of such a person, and to any resident dependants.

Reason: In order to address the potential noise, disturbance and odour impacts arising from the adjacent uses, and in the interests of the amenity of future occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the Contaminated Land Intrusive Investigation report as approved under DISC/25/0112 unless otherwise agreed to and approved in writing by the Local Planning Authority.

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

- 11 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the 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).

- 12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Classes A, AA, B, C, and D of Part 1 of Schedule 2 of the Order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/2030Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	08.12.2025
Supporting Docs	BNG Metric	NONE	09.10.2024
Elevation Plan		2022/14/11/REV B	29.08.2025
Block plan		EL/04	30.09.2024
Roof plan	Existing and Floor	2022/14/01	30.09.2024
Plans	Circular Water Tanks	2023/23	30.09.2024
Roof plan	Approved	2022/14/05	30.09.2024
Elevation plan	Approved	2022/14/04 REV A	30.09.2024
Floor plan	Approved	2022/14/03 REV A	30.09.2024
Supporting Statement	Cover Letter	NONE	29.08.2025
Site plan		2022/14/06	30.09.2024
Supporting Statement	DC/24/1506	NONE	29.08.2025
Supporting Docs	Biodiversity Net Gain Baseline Assessment	GS172.Nutbourne PlaceFarm.BNG.v3	15.01.2025
Plans	Site Baseline Habitat Plan	GS172.Nutbourne PlaceFarm.SBHPV version 1	10.10.2024
Design & Access Statement	Planning	NONE	30.09.2024
Supporting Statement	Ecological Impact Assessment	GS172.Nutbourne PlaceFarm.EcIA.v5	30.09.2024
Supporting Docs	Ecological Impact Assessment	GS172.Nutbourne PlaceFarm.EcIA.v5	30.09.2024
Elevation plan	Existing	2022/14/02 REV A	30.09.2024
Location plan		NONE	30.09.2024
Plans	Proposed Solar Panels	EL/05	30.09.2024
Floor plan		2022/14/10 REV B	30.09.2024
Roof plan		2022/14/12	30.09.2024
Plans	Site Proposed Habitat Plan	GS172.Nutbourne PlaceFarm.SPHP	10.10.2024
Supporting Docs	Solarport Solar Mounting Systems	NONE	30.09.2024
Supporting Docs	BNG Condition Assessment	NONE V2	15.01.2025
Supporting Docs	Biodiversity Net Gain Assessment	GS172.Nutbourne PlaceFarm.BNG.v1	30.09.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 13.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.02.2026