Horsham District Council

Mr Jonathan Crosthwaite
Purcell
First Floor
15 Bermondsey Square
London
SE1 3UN

Leonardslee Gardens Brighton Road Lower Beeding West Sussex
Extension to the visitor entrance building to house a new ticket sales area and café; Infil-ling roof to the former generator block courtyard, re-roofing of the Alpine House and in-ternal/external reconfigurations and link extension; Single storey winter garden conserv-atory to the Stable Block; Terrace extension to the east and internal/ external reconfigu-rations; Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC exten-sion, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes in-cluding to the forecourt of Leonardslee House.

Your application DC/25/1146 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

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

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

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

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

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

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

Yours Sincerely,
Development Management

Horsham District Council

Mr Jonathan Crosthwaite
Purcell
First Floor
15 Bermondsey Square
London
SE1 3UN

Application Number: DC/25/1146

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

On behalf of: Mr Adam Streeter Leonardslee Limited

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

Extension to the visitor entrance building to house a new ticket sales area and café; Infilling roof to the former generator block courtyard, re-roofing of the Alpine House and internal/external reconfigurations and link extension; Single storey winter garden conservatory to the Stable Block; Terrace extension to the east and internal/ external reconfigurations; Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC exten-sion, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes in-cluding to the forecourt of Leonardslee House.

Leonardslee Gardens Brighton Road Lower Beeding West Sussex

to be carried out in accordance with Application No. DC/25/1146 submitted to the Council on 05/09/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 15/10/2026

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

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Site Location Plan	242769-PUR-00-XX-DR-A-2001_P05	15.12.2025

Plans	Proposed Ground Floor Plan - Stable Block	242769-PUR-01-00-DR-A-2001_P03	09.07.2025
Plans	Proposed First & Second Floor Plan Stable Block	242769-PUR-01-01-DR-A-2002_P03	09.07.2025
Plans	Proposed Roof Plan Stable Block	242769-PUR-01-RF-DR-A-2003_P03	09.07.2025
Plans	Proposed North & East Elevations Stable Block	242769-PUR-01-ZZ-DR-A-2011_P03	09.07.2025
Plans	Proposed South & West Elevation Stable Block	242769-PUR-01-ZZ-DR-A-2012_P03	09.07.2025
Plans	Proposed Sections AA, BB & CC Stable Block	242769-PUR-01-ZZ-DR-A-2021_P03	09.07.2025
Plans	Proposed Sections DD, EE & FF Stable Block	242769-PUR-01-ZZ-DR-A-2022_P03	09.07.2025
Plans	Proposed Section FF Stable Block	242769-PUR-01-ZZ-DR-A-2023_P03	09.07.2025
Plans	Proposed Ground Floor Plan The Engine House	242769-PUR-02-00-DR-A-2001_P03	09.07.2025
Plans	Proposed Roof Plan Engine House	242769-PUR-02-RF-DR-A-2002_P03	09.07.2025
Plans	Proposed North & East Elevations Engine House	242769-PUR-02-ZZ-DR-A-2011_P03	09.07.2025
Plans	Proposed South & East Elevations Engine House	242769-PUR-02-ZZ-DR-A-2012_P03	09.07.2025
Plans	Proposed Sections AA & BB Engine House	242769-PUR-02-ZZ-DR-A-2021_P03	09.07.2025
Plans	Proposed Wedding Pavillion Site Plan	242769-PUR-04-SL-DR-A-2000_P04	09.07.2025
Plans	Proposed Base and Roof Plans Wedding Pavilion	242769-PUR-04-00-DR-A-2001_P03	09.07.2025
Plans	Proposed South & East Elevations Wedding Pavilion	242769-PUR-04-ZZ-DR-A-2010_P03	09.07.2025
Plans	Proposed Elevation & Section Wedding Pavilion	242769-PUR-04-ZZ-DR-A-2011_P03	09.07.2025
Plans	Proposed Ground Floor Plan Former Generator Block	242769-PUR-05-00-DR-A-2001_P03	09.07.2025

Plans	Proposed Roof Plan Former Generator Block	242769-PUR-05-RF-DR-A-2002_P03	09.07.2025
Plans	Proposed North & East Elevations Former Generator Block	242769-PUR-05-ZZ-DR-A-2011_P03	09.07.2025
Plans	Proposed South & West Elevations Former Generator Block	242769-PUR-05-ZZ-DR-A-2012_P03	09.07.2025
Plans	Proposed Sections Former Generator Block	242769-PUR-05-ZZ-DR-A-2021_P03	09.07.2025
Plans	Proposed Sections Former Generator Block	242769-PUR-05-ZZ-DR-A-2022_P03	09.07.2026
Plans	Proposed Ground Floor Plan Red House	242769-PUR-06-00-DR-A-2001_P03	09.07.2026
Plans	Proposed First Floor Plan Red House	242769-PUR-06-01-DR-A-2002_P03	09.07.2026
Plans	Proposed Ground Floor Plan The glasshouse- Retail Block	242769-PUR-08-00-DR-A-2001_P03	09.07.2025
Plans	Proposed Roof Plan The Glasshouse- Retail Block	242769-PUR-08-00-DR-A-2002_P03	09.07.2026
Plans	Proposed Elevations The Glasshouse - Retail Block	242769-PUR-08-00-DR-A-2011_P03	09.07.2027
Plans	Proposed Landscape Site Plan	242769-PUR-00-XX-DR-A-2020_P06	09.07.2025

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

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

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

3 **Pre-Commencement Condition**: No development herby permitted shall commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

(a) Details of site management contact details and responsibilities;
(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
i. location of site compound,
ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
iii. site offices (including location, height, size and appearance),

iv. location of site access points for construction vehicles,
v. location of on-site parking,
vi. locations and details for the provision of wheel washing facilities and dust suppression facilities.

(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;

(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development hereby permitted shall commence until a phasing plan, to cover a maximum of ten years form the date of this permission, has been submitted to and approved in writing by the Local Planning Authority setting out the timeline for works to each of the application buildings and other associated works ('interventions') within the land edged red and blue (denoting application site and land within the applicant's ownership) hereby permitted.

No relevant works shall commence for each intervention on the phasing plan until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:
i) new/and/or/replacement windows, external doors, rooflights. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

iii) Balustrades and railings

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.
d) Details of any air source heat pump(s)
e) The following details shall be provided:

- Improving the connection between the Pulhamite structures with a new connecting path across the entrance road to Leonardslee House.
- Reinstating based on archive information the missing roof to the former generator block hall.
- Reinstating the historic chimney to the Engine House to improve legibility of its historic use within the Gardens
- The Stable Block courtyard cobbles will be carefully recorded, and the arrangement repaired and reinstated to expand the cobbles in place of tarmac.
- General refurbishment of the Stable Block cottages, with traditional materials and repair methods and unblocking fireplaces.
- Improving signage / wayfinding throughout the gardens and adding interpretation around Leonardslee House and within the gardens.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building and gardens, are not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to provide benefits to the National Landscape to comply with Policy 30 and 34 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: No development hereby permitted shall commence until a precautionary working method statement has been submitted to and approved in writing by the Local Planning Authority. This is to include details of reasonable avoidance measures for great crested newts. The development shall proceed in accordance with the approved measures, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the survival and protection of species, including great crested newts and their breeding/resting places, protected by legislation and notable species that may otherwise be affected by the development in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Auhtority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Commencement Condition**: No development herby permitted shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:
1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.
2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
3. A tiered risk assessment using the results of the site investigation referred to in (2).
4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the written 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).

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 shall be retained in that manner thereafter."

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation have been submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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).

9 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015) Policy 1 of the Lower Beeding Neighbourhood Plan (2025), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first used until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with ecological enhancement measures set out in the Preliminary Ecological Appraisal by Temple, received on 30/10/2025
- Supplier information for plant stock - only locally sourced planting stock should be used in proximity to AW and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 2 and 3 of the Lower Beeding Neighbourhood Plan (2025).

11 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015) Policies 2 and 3 of the Lower Beeding Neighbourhood Plan (2025).

12 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used or brought into use until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

The design shall be based on guidance from High Weald Planning Technical Advice Note: Dark Skies in the High Weald and The Bat Conservation Trust guidance note 08/23.

As per the High Weald AONB Management Plan requirements, the following information is requested:

- o Location of lighting elements for all proposed development areas, including the wedding pavilion if proposed.
- o Lux levels plan to also include existing lighting present on site.
- o Colour temperature, direction and light fitting design for all proposed lighting elements.
- o Information regarding motion/proximity sensors if proposed.

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds within the National Landscape in accordance with Policies 25, 30 32 and 33 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation (Use) Condition**: No part of the entrance cafe and/or guest accommodation hereby permitted shall be first used until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the entrance cafe and/or guest accommodation development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities and ensure that the significance of the designated heritage assets, are not prejudiced in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation (Use Wedding Pavillion) Condition**: No part of the wedding pavilion hereby permitted shall be first used until a Management and Responsibilities Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Hours and frequency of use.
- Noise management information including amplified music.

No use of the wedding pavilion shall occur unless in accordance with the approved Management and Responsibilities Plan.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a scheme for the provision of electrical vehicle charging points within the carpark to the front of Leonardslee House has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first use of the development herby permitted 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).

16 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

17 **Pre-Occupation (Use) Condition**: No part of the development hereby permitted shall be first used until a Water Efficiency Strategy has been submitted to and approved in writing by the Local Planning Authority. The relevant parts of the development shall not be brought into first use until the Water Efficiency Strategy for that part of the development has been implemented.

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 Policy 19 of the Lower Beeding Neighbourhood Plan (2025).

18 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays, Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 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 (Garden Entrance, Honey Cottage, Clock Tower Café and Village Centre) Version 1.0 (Temple Group Ltd., April 2025) and the Precautionary Working Method Statement (Ramboll, December 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will 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 Local Planning Authority 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) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

20 **Regulatory Condition**: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: 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).

21 **Regulatory Condition**: The residential accommodation hereby permitted at Carriage Cottage (previously staff offices) shall, when occupied as holiday accommodation be managed in accordance with the following:

- The accommodation shall be occupied for holiday and short-term let purposes only;
- The accommodation shall not be occupied as a person's sole, or main place of residence;
- The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- The accommodation shall at all times be managed and supervised by Leonardslee Gardens;
- The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation given its countryside location in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition**: All works shall be executed in full accordance with the Flood Risk Assessment and Drainage Strategy Parts 1-5 25087-FRA-RP-01 | C03

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).

23 **Regulatory Condition**: The guest and staff accommodation 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 Policy 19 of the Lower Beeding Neighbourhood Plan (2025).

24 **Regulatory Condition**: All works shall be executed in full accordance with the Conservation Management Plan Revision 2 dated 13th of March 2023 and the Leonardslee Park and Gardens Conservation Management Plan Addendum dated February 2025.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the buildings and garden, is not

prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement/Tree Protection Plans:

- Proposed Stable Block, Leonardslee Park and Gardens V1.0, dated 26/06/2024
- Main House Forecourt Landscaping Alterations, Leonardslee Park and Gardens V2.0, dated 09/06/2025
- Former Generator Block, Leonardslee Park and Gardens V2.0, dated 09/06/2025
- Visitor entrance building extension V1.0, dated 25/06/2025
- The Engine House, Leonardslee Park and Gardens V1.0, dated 26/06/2024

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).

26 **Regulatory Condition**: No external amplified music or public address systems (relating to any activity/function within the wedding pavilion) shall be used except between the hours of midday and 9pm.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **Regulatory**: All works shall be executed in full accordance with the Garden Planting Strategy 12995-LUC-XX-XX-RP-L-0702 Version 6 dated 10th of November 2025.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, is not prejudiced and the proposal is sympathetic to the landscape character and in the interests of visual amenity, and to comply with Policies 33 and 34 of the Horsham District Planning Framework (2015).

Note to Applicant
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of Biodiversity Gain Plans before development is begun.

Phased development
The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

The development cannot begin before an Overall Biodiversity Gain Plan and Phase Biodiversity Gain Plan have been submitted to and approved by the planning authority. Before every phase of development has begun a Phase Biodiversity Gain Plan must have been submitted to and approved by the planning authority.

For guidance on the contents of the Biodiversity Gain Plans that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

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

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

Note to Applicant
The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of he above offences, it is possible to apply for a derogation licence from Natural England or opt into the Horsham District Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

Note to Applicant
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highways Agreement Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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

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

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

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

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

ADDITIONAL INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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