



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0817

Amiesmill Farm, Kerves Lane, Horsham, West Sussex, RH13 6RL

DESCRIPTION:

Demolition of an agricultural building, partial demolition of a stable building, and erection of a dwelling. (Alternative to Prior Approval DC/24/0084).

RELEVANT PLANNING HISTORY:

DC/22/0069	Demolition of an existing barn to the North and erection of a replacement agricultural storage building to the East of the site	Application Permitted on 10.03.2022
DC/22/0756	Prior notification for Change of Use of an agricultural building to residential (Use Class C3) to form 1no dwellinghouse with associated works.	Prior Approval Required and REFUSED on 06.06.2022
DC/23/1486	Partial demolition of stables together with alterations and use of existing stabling for the keeping of privately owned horses and associated access	Application Permitted on 10.01.2024
DC/24/0084	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse and associated buildings works	Prior Approval Required and REFUSED on 12.03.2024
DISC/25/0166	Application for approval of details reserved by condition 1 to approved application DC/24/0084 (Appeal Reference APP/Z3825/W/24/3348147)	[allowed on appeal] Application Permitted on 19.08.2025
HRA/25/0024	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/0084	Application Permitted on 17.11.2025

DESCRIPTION OF THE SITE

The site consists of a barn set within a plot of approximately 0.49 hectares. The application site is within the Amiesmill Farm complex comprising a number of agricultural and equestrian buildings alongside the farmhouse situated to the west. The site is accessed via a lane running east from Kerves Lane and the site is outside of any built up area boundary. The dwellinghouse itself would be within flood zone 1.

DESCRIPTION OF THE APPLICATION

The application seeks to demolish the current barn and approximately 2/3rds of the stables within the red line boundary to erect a 4 bedroom dwellinghouse, three parking spaces, post and rail fence, shingle courtyard and bin store. The dwelling would be partly clad in vertical timber, brickwork and would have clay tiles.

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 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 – Cultural and heritage assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan 2015-2031

Policy 1 – A Spatial Plan
Policy 10 – Housing Design

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7-years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

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 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
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 41: Rural Exception Homes

Supplementary Planning Guidance:

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

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

WSCC Highways response: No objection

No alterations proposed to the existing access point on Kerves Lane. No visibility concerns and the proposal would not give rise to an intensification of use that would be material. Three parking spaces proposed which is acceptable in terms of WSCC parking Standards. Horsham is within cycle and walking distance.

Natural England: Standing Comment

HDC Drainage officer: Conditions recommended [Summary]

More information required in terms of foul water and surface water drainage systems.

Southern water: Advice given

No Soakaways should be connected to the public surface water sewer. Building control should be asked to comment. Request for formal notification for demolition works

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection have been received from 1 address, objecting to the application on the following grounds:

- Design and character impact
- Traffic and highways safety concern
- No site notice

4 letters for Support have been received from 4 address, supporting the application on the following grounds:

- Good design and sympathetic to the area
- Energy efficient
- Acute housing shortage
- Preference for roof lights rather than dormers

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

Principle of Development:

Policy 2 of the HDPF sets out the overarching growth strategy, focusing development within the District's main settlements. The adopted settlement hierarchy represents the most sustainable approach to accommodating growth, directing the majority of new housing to Horsham, Southwater and Billingshurst, with only limited development elsewhere, and only where it accords with an adopted Neighbourhood Plan.

Policy 3 of the HDPF seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations possible. Policy 4 supports limited settlement expansion outside built-up area boundaries only where: the site is allocated in the Local Plan or a Neighbourhood Plan and adjoins an existing settlement edge; the scale of growth is appropriate to the settlement; the proposal meets identified local needs; and the development is contained within defensible boundaries that respect landscape character.

In this countryside location, Policy 26 of the HDPF is also engaged. It seeks to protect the rural area against inappropriate development unless it is essential to a countryside location and meets one of the following criteria: supporting agriculture or forestry; enabling mineral extraction or waste disposal; providing for quiet informal recreation; or enabling the sustainable development of rural areas.

The proposal would be built outside of the BUAB of Horsham and would not be essential to its countryside location. Whilst the principle of housing on this site does not accord with the current development plan for the district, the fact that an extant Class Q prior approval consent for the conversion of the barn to a dwelling exists on the site is considered sufficient to overcome this conflict. It is therefore advised there is potential for development to take place in the manner set out.

In cases such as these Policy 28 of the HDPF, which sets out considerations for replacement dwellings in the countryside, is relevant. This policy states that proposals for replacement dwellings will be supported outside of the built-up area boundary if the development can be accommodated appropriately within the curtilage of the existing building and is not disproportionate in size to the existing dwelling.

The proposed dwelling would not be dissimilar in scale to the existing barn. On the basis there is a realistic fallback position that is of a similar scale and siting to that proposed the proposal would be considered to be in accordance to Policy 28 of the HDPF. However, permission would be subject to other material planning considerations as discussed below.

Design and Appearance:

Policies 25 and 33 of the HDPF promote development that protects, conserves and enhances landscape character and ensures that proposals reflect the locally distinctive character of settlements.

Policy 32 requires high quality design. Proposals should consider landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements

the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 10 of Nuthurst Parish Neighbourhood Plan 2015-2031 outlines that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

The existing building comprises an open sided barn of metal frame construction which is considered to be of limited visual merit but relates well to surrounding equestrian and agricultural context. The Class Q prior approval consent permission to convert the barn into a dwelling would involve the installation of cedar boarding on external walls as well as a series of full height windows. The current application differs from the fallback position, resulting in a less utilitarian character within the site.

Existing residential development at Amiesmill Farm consists of several detached dwellings of varying sizes, interspersed by equestrian and farmyard development. There is some uniformity in design and materials used across the existing built development with wood cladding, clay roof tiles and traditionally rural roof types utilised however the dwellings each have their own individual style.

The proposal seeks to demolish the existing barn and replace it with a traditional mill style dwelling-considering the overall dimensions and appearance to result in a positive impact on the site, creating visual interest compared to the existing barn and the fallback position under DC/24/0084, the proposed dwelling would not appear unduly out of context.

Proposed materials include vertical timber cladding and a metal roof on the two gabled features, with the central part of the building constructed with brick and a clay tile roof. A condition will be attached to the permission to ensure the details of the proposed materials are outlined in full. Overall, it is considered that the character and appearance of the proposal is in keeping with the character of the area and would not be unacceptable in terms of scale and massing when compared with the existing building.

Details of landscaping have been included within the Design and Access statement, noting a post and rail fence to maintain an open appearance to the site, and a shingle courtyard with some limited native planting. Given the presence of a fallback position which would deliver no landscaping, the proposed landscaping features detailed would be an improvement by comparison.

There are no objections to the proposal in light of policies 25, 32 or 33 of the HDPF and Policy 10 of the Nuthurst Parish Neighbourhood Plan 2015-2031.

Residential Amenity:

Policy 33(2) of the HDPF (2015) 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.

The nearest neighbouring dwellings are Amiesmill End and Water Mill Barn, both located approx. 50m away at their closest points. Despite their relative proximity, it is not considered that there would be an unacceptable impact upon the amenity of the occupiers of these dwellings given the dwellings orientation and siting of the proposal.

It is noted that the prior approval Class Q application (DC/24/0084) was originally refused by Officers due to the proximity of a stable building to the north of the proposed dwelling and there was concern around its use as a livery on the amenity of future occupiers. It is understood that this stable building is now within the same ownership as the subject building and therefore any intensification of activity at the stables would be within the control of the future occupier of the proposed dwelling.

The existing stable building has space for 9no. horses and is fairly self-contained due to its U-shape. As part of the proposal, a significant portion of the stables would be demolished, which would be required prior to occupation of the dwellinghouse. A condition would be added to ensure that the use of the stable is limited to private use.

There are a limited number of openings within the dwelling facing the stables which reduced the concern that the relationship between the dwelling and stables would be unacceptable

A Contamination report was submitted as part of the discharge of condition application following the appeal under APP/Z3825/W/24/3348147 which recommended that the existing hard surfaces which have been impacted by past land use would need to be removed or capped over with permanent hard cover and that soil testing should be undertaken. Environmental Health went on to outline that their no objection comment was subject to no landscaping being proposed as part of the development. As the applicant has included landscaping as part of the proposal, a condition will be attached to require an updated Preliminary Contamination report by way of pre-commencement condition.

Overall, subject to the inclusion of suitably worded conditions, the proposal would be acceptable in light of policy 32 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The application would use the existing site access from Kerves Lane and would propose cycle parking and provision for three car parking spaces. WSCC Highways have been consulted during the course of the application and have no objections to the proposal, noting that there would be no material increase in activity within the site arising from the development. Overall, there are no objections to the development in light of policies 40 and 41 of the HDPF.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

A Preliminary Ecological Impact Assessment has been submitted as part of the application and has recommended no further surveys. Nevertheless, it is noted that the application would include some limited Ecological improvements such as a Hedgehog house and a condition will be attached to the application to ensure no external lighting. Overall, there are no objections in light of Policy 31 of the HDPF.

Drainage:

The dwelling and application site is located within flood zone 1 which has a low probability of flooding, although it is acknowledged that parts of the wider Amiesmill Farm complex are within flood zones 2 and 3. Given the sites proximity to this and the proposed nature of use as a dwellinghouse which is more vulnerable in the event of flooding the HDC Drainage officer has been consulted during the course of the application. It is considered in this instance that further information is required in respect of SUDs drainage and foul water drainage to conclude with certainty that the proposal would be acceptable in light of drainage requirements. There is no reason that this information would not be capable of being received as part of a pre-commencement condition such that a refusal on this basis is not warranted.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not

have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

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

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

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

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

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect Chapter 14 of the National Planning Policy Framework (2024), which requires that local plans and decisions support the transition to a low carbon future and minimise vulnerability to climate impacts.

It is anticipated that the following measures could be incorporated by way of condition to ensure the development builds resilience to climate change and reduces carbon emissions:

- Water consumption limited to 110 litres per person per day, in line with Policy 37 and Building Regulations Part G;
- Potential integration of sustainable drainage systems (SuDS) and permeable surfacing to manage surface water runoff;
- Provision of electric vehicle charging points for the dwelling;
- Refuse and recycling storage incorporated within the layout;
- Improved energy performance of the dwellings in accordance with, or exceeding, Building Regulations Part L requirements.

The proposal would be in accordance to Policies 35, 36 and 37 of the Horsham District Planning Framework (2015) and the aims of the National Planning Policy Framework (2024).

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements

(Exemptions) Regulations 2024) 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 must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

It appears that the proposal would be a 'self-build' which is currently exempt from being required to demonstrate BNG.

Conclusions:

This report has acknowledged that the Council is unable to demonstrate a full 5-year housing land supply, and it is recognised that this forms a material consideration in decision making which triggers the application of the 'tilted balance' at Paragraph 11d of the NPPF.

A prior approval Class Q application under ref: DC/24/0084 was allowed at appeal (APP/Z3825/W/24/3348147), for the conversion of the agricultural building to one dwelling, thereby providing a realistic fallback position.

The proposal's ability to demonstrate no adverse amenity impact, safe access and suitable parking and the use of sustainable technologies and improved energy efficiency are not considered benefits to the scheme but would rather be necessary to demonstrate compliance with local planning policies.

The provision of housing within the HDPF of any type would attract a *significant* weight. Furthermore, the application site represents previously developed land and consisting of a fallback position to a prior notification, also for residential development. There would be modest economic benefits from the construction process and overall, there is no significant reason to refuse the application. The proposal is recommended for approval.

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
District Wide (Zone 1)	268.59	505.73	-237.14
		Total Gain	-237.14
		Total Demolition	-237.14

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.

Recommendation: Application Permitted

Conditions:

- 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 (except demolition) 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. If required, the detail shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development:

- (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).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality 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 first occupied 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:

- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Boundary fencing

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 shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, 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: In the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The stable indicated to be proposed for demolition shall be demolished and the land shall be restored / reinstated to a suitable condition prior to the occupation of the dwellinghouse hereby approved.

Reason: In the interests of visual amenity and to safeguard the amenities of future occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the provision of car parking spaces as indicated on the approved block plan has been carried out with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the Cyle store and storage of refuse and recycling has been provided for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 10 **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).

- 11 **Pre-Occupation Condition:** Prior to the occupation of the dwelling, 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 shall be 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).

- 12 **Regulatory Condition:** No external lighting or floodlighting will be permitted within the application site unless otherwise agreed with by local planning authority prior to determination.

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).

- 13 **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).

- 14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

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

- 15 **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 nor at any time on 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).

- 16 **Regulatory Condition:** The development shall be carried out in accordance with the recommendations contained within Section 6 of the Preliminary Ecological Appraisal (AEWC Ltd Ref. 25-132-PEA-V1, March 2026, received by the Local Planning Authority on 14.07.2026).

Reason: To be in accordance with the 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).

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/26/0817

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		001	19.05.2026
Plans	Future ownership	002	19.05.2026
Site plan	Existing	003	19.05.2026
Site plan	Proposed	004	19.05.2026
Elevation plan	Existing	2022/1/3	19.05.2026
Floor plan	Existing	2022/1/1 REV A	19.05.2026
Elevation & Floor plan		3693-PL-06	19.05.2026
Floor plan	Ground	3693-PL-05	19.05.2026
Elevation & Floor plan	Proposed stables	NONE	19.05.2026
Roof plan	Proposed stables	NONE	19.05.2026
Elevation plan		NONE	19.05.2026
Elevation plan		NONE	19.05.2026
Floor plan	Ground	NONE	19.05.2026
Floor plan	First	NONE	19.05.2026
Roof plan		NONE	19.05.2026
Materials		NONE	19.05.2026
Design & Access Statement		NONE	19.05.2026
Supporting Statement	Preliminary contamination risk assessments	790/WHITE&SONS /NFRANCIS/AMIE SMILL/PCRA	19.05.2026
Supporting Statement	Preliminary Ecological Appraisal	AEWC	14.07.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 14th July 2026

Authorising Officer sign/initial RHERMITAGE Date: 24.07.2026