Horsham District Council

Karen Fuller
Roberts and Treguer
24-28 Toynbee Street
London
E1 7NE

Application Number: DC/25/1853

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

On behalf of: Mrs Kim Polman

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:

Removal of Condition 7 and 8 of previously approved application DC/23/0677 (Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use) Relating to Water Neutrality.

Hope Farm The Haven Billingshurst West Sussex

to be carried out in accordance with Application No. DC/25/1853 submitted to the Council on 18/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

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.

Emma Parkes
Head of Development and Building Control

Date: 03/02/2026

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

Supporting Statement	Planning	NONE	

Plans list for: DC/23/0677
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Large Sheds	2201-DR-LS-05-200	19.04.2023
Site plan		22130-060	19.04.2023
Layout plan	Hardworks	22130-110	19.04.2023
Layout plan	Hardworks	22130-111	19.04.2023
Section plan		22130-201	19.04.2023
Section plan		22130-202	19.04.2023
Layout plan	Softworks	22130-300	19.04.2023
Layout plan	Softworks	22130-301	19.04.2023
Layout plan	Ecological Enhancements	22130-400	19.04.2023
Supporting Statement	Technical Note	NONE	19.04.2023
Supporting Statement	Preliminary Ecological Appraisal Report	NONE	19.04.2023
Supporting Statement	Nocturnal Bat Survey Report	NONE	19.04.2023
Supporting Statement	Arboricultural method statement	NONE	19.04.2023
Site plan		2201(GA)000	19.04.2023
Tree plan		NONE	19.04.2023
Location plan		2201-DR-LS-00-000	19.04.2023
Site plan	Existing	2201-DR-LS-01-001	19.04.2023
Floor plan	Existing ground floor large shed	2201-DR-LS-01-100	19.04.2023
Roof plan	Existing large shed	2201-DR-LS-01-101	19.04.2023
Elevation plan	Existing large shed	2201-DR-LS-01-200	19.04.2023
Elevation plan	Existing large shed	2201-DR-LS-01-201	19.04.2023
Section plan	Existing large shed	2201-DR-LS-01-400	19.04.2023
Plans	Large sheds demolitions	2201-DR-LS-02-100	19.04.2023
Floor plan	Proposed shed	2201-DR-LS-05-100	19.04.2023
Floor plan	Proposed shed	2201-DR-LS-05-101	19.04.2023

Roof plan	Proposed Large Sheds	2201-DR-LS-05-102	19.04.2023
Design & Access Statement	Part 1	NONE	04.05.2023
Design & Access Statement	Part 2	NONE	04.05.2023
Design & Access Statement	Part 3	NONE	04.05.2023
Design & Access Statement	Part 4	NONE	04.05.2023
Design & Access Statement	Part 5	NONE	04.05.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Statement	Heritage	NONE	25.04.2023
Supporting Docs	NSP Impact Map	NONE	27.07.2023
Supporting Docs	Revised Bat Survey	NONE	20.07.2023
Supporting Docs	Great Crested Newt Report	NONE	17.07.2023
Supporting Docs	Preliminary Ecological Appraisal Report	NONE	17.07.2023
Details plan	Ecological Enhancements Plan	22130-400	24.08.2023
Details plan	Map PEA	UE0537	24.08.2023
Supporting Statement	Filler Response	NONE	28.09.2023
Supporting Statement	Response to Ecology	NONE	24.08.2023
Site plan	Proposed	2201-DR-LS-05-001	17.07.2023
Supporting Docs	NSP Certificate	NONE	27.07.2023
Details plan	Softworks Plan 1: Bat Tree Markup	22130-300	24.08.2023
Details plan	Existing Treeworks Plan	22130-053	24.08.2023
Details plan	Existing Treeworks Plan	22130-053-H	24.08.2023
Elevation plan	Proposed Large Sheds	2201-DR-LS-05-201	19.04.2023
Section plan	Proposed Large Sheds	2201-DR-LS-05-400	19.04.2023
Section plan	Proposed Large Sheds	2201-DR-LS-05-401	19.04.2023
Supporting Statement	Proposal	NONE	19.04.2023
Supporting Statement	Proposal	NONE	19.04.2023
Supporting Statement	Proposal	NONE	19.04.2023
Supporting Statement	Landscape and Ecology	NONE	19.04.2023
Block plan		22130-052	19.04.2023

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

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 10.11.2026.

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

3 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/23/0261, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

4 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/23/0268, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

5 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/25/0357, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

6 **Regulatory Condition**: The development hereby permitted shall be carried out in full accordance with the details approved under application reference DISC/25/0357, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of proper planning, in accordance with Policy 31 of the Horsham District Planning Framework.

7 Not Used

8 Not Used

9 **Regulatory Condition**: The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Hope Farm: Impact Plan for great crested newt District Licensing (Sheets 1-2) (Version 1)", dated 26th July 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational

licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

11 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the explanatory email (Fuller, 28 September 2023), explanatory email (Fuller, September 2023), Preliminary Ecological Appraisal Report Rev 2 (Urban Edge Environmental Consulting Ltd, July 2023), Protected Species Surveys: Great Crested Newt & Reptiles (Urban Edge Environmental Consulting Ltd, July 2023), Nocturnal Bat Survey Report Rev 3 (Collington Winter Environmental Ltd, July 2023), Ecological Enhancements Plan Drawing No. 22130-400 (Marian Boswell, November 2022), SoftworksPlan 1 Drawing No. 22130-300 (Marian Boswell, November 2022), Softworks Plan 2 Drawing No. 22130-301-FH (Marian Boswell, December 2022), 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 and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

12 **Regulatory Condition**: The panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the roof, and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels.

Reason: In the absence of demonstrable need, there is no justification for the retention of the panels and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – NatureSpace, Great Crested Newts

1. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.
2. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

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.

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

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

metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

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

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

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

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

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

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:
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.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

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.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

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.