Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0956
Old Priors, Shermanbury Road, Partridge Green, West Sussex, RH13 8EU

DESCRIPTION:

Demolition of existing buildings and construction of 1no detached dwelling with detached car port. Associated landscape works.

RELEVANT PLANNING HISTORY:

WG/38/90	Erection of dwelling with extension to existing garage plus new double garage and alteration to access for old priors Site: Old Priors High Street Partridge Green	Application Refused on 19.09.1990
WG/54/92	Erection of double garage & access Site: Old Priors High St Partridge Green	Application Permitted on 27.01.1993
WG/19/71	Erection of new close boarded fence 6ft high above existing paving level (From old Planning History)	Application Permitted on 05.03.1971
WG/31/98	Erection of stables Site: Old Priors Shermanbury Road Partridge Green	Application Permitted on 10.09.1998
WG/17/99	Garden shed Site: Old Priors Shermanbury Road Partridge Green	Application Permitted on 06.05.1999
DC/08/2480	Erection of a polytunnel	Application Permitted on 22.01.2009

DESCRIPTION OF THE SITE

The application site is located to the north of Shermanbury Road, and forms part of the residential curtilage to Old Priors, a Grade II Listed Building. The majority of the site lies predominantly within the built-up area boundary of Partridge Green, with the easternmost tip of the site sitting outside, but adjacent to, the built-up area boundary.

The site comprises the wider amenity space of Old Priors, located to the west of the site, with a number of utilitarian buildings (some of which are proposed for demolition) positioned centrally. The site benefits from an existing access to the south-western corner of the site, with the driveway extending along the northern boundary. The perimeter of the site is defined by trees and hedging.

The application site forms part of a row of dwellings that lead into the settlement of Partridge Green, with the immediate surroundings to the north and east characterised by agricultural fields and countryside. The recreation field is located to the south of the site, with tree belts and ponds within the vicinity. The application site is located within the Red Impact Zone for Great Crested Newts.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the demolition of existing greenhouse and stable buildings within the curtilage of Grade II listed Old Priors and the erection of 1no. 4-bed dwelling to their east. It is also proposed to construct a two bay garage to the north-west of the proposed dwelling, on the site of the buildings to be demolished.

The proposed dwelling would be located centrally within the site (which constitutes the side garden to Old Priors) and would be oriented to face south. The dwelling would extend over two storeys and would include a two storey gable projection to the rear (north) elevation and a single storey side projection to the west elevation. There would be two dormers to the front elevation, along with an open sided porch. The proposal would be finished in multi-stock brickwork, unstained timber weatherboarding, and painted timber fenestration.

The proposed garage would be positioned to the north-west of the dwelling and would be oriented to face north. The proposal would incorporate a dual pitched clay tiled roof, with 1no. enclosed bay and 1no. open sided bay. A lean-to projection to the eastern elevation would provide bin and cycle storage.

The proposal would utilise the existing access to the south-eastern corner of the site, which extends along the northern boundary and provides access for the existing property of Old Priors. Timber post and rail fencing is proposed within the site, with landscaping retained to the boundaries.

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
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 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 – Parking

West Grinstead Neighbourhood Plan (2019-2031):
Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife
Policy 6: Broadband
Policy 9: Car Parking

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-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 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

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

Consultations:

HDC Conservation: Comment

The application is accompanied by a comprehensive heritage statement that concludes that the proposal will result in less than substantial harm at the lower end of the scale. Satisfied this is an acceptable conclusion.

The development of the site will draw Old Priors more closely into the envelope of the village and it will be more difficult to appreciate the separateness of the dwelling, sitting as it did, well beyond the village core until the recent past. This will dilute an appreciation of the relationship Old Priors had with the historic village for most of its existence as a rural dwelling.

HDC Environmental Health: Comment

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.

However, the site comprises a primarily residential curtilage with the existing stable building and polytunnel to be demolished. It is therefore considered that unlikely there that is significant possibility of significant harm arising to future occupiers. A discovery condition is recommended if contaminated ground not previously identified is found to be present.

Rainwater harvesting is proposed to meet water neutrality. A condition is prosed to ensure that water supplied to the development is safe and suitable for use. The DWI guidance note advises that water used for laundry courses etc is considered water for sanitary purpose and therefore water supplied to washing machines, dish washers etc should be treated. This should be taken into account when undertaking water neutrality calculations

WSCC Highways: Comment

The site is located on Shermanbury Road, a B-classified road subject to a speed restriction of 40 mph in this location.

The existing vehicle access point on Shermanbury Road is to be utilised, with no alterations to this arrangement proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Shermanbury Road. The addition of a single dwelling would not be anticipated to give rise to significant material intensification of use of this existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. Two carports have been demonstrated, and there does appear to be space for a third car to park in front of the carports if needed. On-site turning appears achievable, allowing cars to exit in a forward gear.

The site is located within walking distance of local services and amenities within Partridge Green Village. Cycling is a viable option in the local area, and provision for the storage of bicycles has been demonstrated in the plans. Bus services from Partridge Green High Street provide regular services to larger urban areas.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Southern Water: Comment

No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. No Soakaways should be connected to the public surface water sewer.

Natural England: No Objection Subject to Appropriate Mitigation Being Secured

In order to mitigate the adverse effects and make the development acceptable, the delivery, management and maintenance of the proposed measures identified in the Water Neutrality Statement are required.

Natural England (Subsequent Standing Advice): 2021 Position Statement on Water Neutrality Withdrawn

On 31st October 2025, we wrote to the relevant local authorities to formally withdraw this Position Statement on the basis that a package of measures has been agreed which ensures no adverse effect on the integrity of the Arun Valley designated sites, without the need for development to demonstrate neutrality.

Note that your authority, as competent authority, feels that further information is required before you can be satisfied that the agreed package of measures can be sufficiently secured and effective in practice, namely the formal amendment of Southern Water's abstraction licence by the Environment Agency. Therefore, in the interim period, your authority has proposed to continue undertaking appropriate assessments and to utilise the demand capacity generated by Southern Water's efficiency savings originally planned to be used by the Sussex North Water Certification Scheme (SNWCS) to conclude no adverse effect on integrity.

Natural England advises the package of measures agreed with Southern Water, Natural England and the Environment Agency removes the risk of a likely significant effect. However, acknowledge that your authority has proposed an alternative approach.

Natural England has previously reviewed and agreed the Southern Water efficiency savings figures (3.24Ml/day) and are satisfied that they are reliable. Therefore, if consulted on future planning applications which seek to benefit from these efficiency savings, Natural England will not raise an objection on the basis of adverse effect risk.

NatureSpace: Comment

The Applicant has provided a Precautionary Working Methods Statement within their eDNA report (Imprint Ecology, April 2025), this is deemed suitable for the proposed development and should be secured via condition if minded to approve the application.

Ecology Consultant: No Objection subject to conditions

Note from the Ecological Impact Assessment (Imprint Ecology, April 2025) that Building 1 (timber stables) and Building 2 (polytunnel) both have negligible bat roost potential. Also note from the Biodiversity Net Gain Assessment (Imprint Ecology, June 2025) that the two ash trees in the northeast corner of the site will be retained. Therefore, we agree that no further surveys for bats are required.

Support the Precautionary Method Statement for common amphibians, reptiles and mobile protected species (including Hedgehog, which is a Priority and threatened species) in Section 6.3.2 of the Ecological Impact Assessment (Imprint Ecology, April 2025). This is because there is suitable habitat for common amphibians, reptiles and mobile protected species onsite. This should be secured by a condition of any consent and implemented in full.

Satisfied that there is sufficient ecological information available to support determination of this application. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

PUBLIC CONSULTATIONS:

Representations:

No letters of representation received

Parish Comments:

West Grinstead Parish Council: Recommend permission

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:

The application site is located predominantly within the built-up area of Partridge Green, albeit that the south-western corner of the site is located outside, but adjacent to, the built-up area boundary.

Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

Partridge Green is designated as a "Medium Village" under Policy 3 of the HDPF, which these settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

It is recognised that the site is situated partially within and partially outside of the built-up area. The proposed dwelling would however be well connected to the centre of Partridge Green, where walking to local amenities and services would be a viable option. On the balance of these considerations, while the proposal would be located partially outside of the built-up area boundary, given the development would be predominantly located within the boundary, and within reasonable distance of the village centre, it is considered that the site is reasonably sustainable. The principle of development is therefore considered acceptable, subject to all other material considerations.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape 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.

The proposed dwelling would be located centrally within the plot and would be oriented to face the public highway to the south. The proposal would follow the build line of the ribbon of development to the west, with the plot and footprint of the building considered to be comparable to the dwellings within the immediate vicinity.

The proposal would extend over two storey and would incorporate a pitched roof with 2no. pitched roof dormers to the front roof slope. The proposal would include a two storey gable projection to the rear, with a front porch addition, and single storey side projection. The proposal would be of a design that would reflect the build characteristics and form of other dwellings within the locality, with the proposed materials considered to relate sympathetically to the built form within the wider surroundings.

The proposed car port would be sited to the north-west of the dwelling, set back to the rear. The proposal would incorporate a cat-slide roof with single storey lean-to, and would be oriented to face north. The proposed building would be sufficiently subservient in height to the proposed dwelling, and is considered to be of a design and form that would reflect the character and appearance of the host dwelling and nearby built form.

Overall, the proposed development is considered to relate sympathetically to the built characteristics and character of the locality, and is considered to be of a scale, proportion, and finish that would sit comfortably within the context. The proposal is therefore considered to accord with the above policies.

Heritage:

Policy 34 of the HDPF recognises that heritage assets are an irreplaceable resource and promotes positive management of heritage assets within the District. Development affecting heritage assets should reinforce the special character of the District's environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques; and should make a positive contribution to the character and distinctiveness of the area. Development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials. Policy 34 also recognises the importance of securing the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. Development should retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features.

The application site comprises the curtilage of Old Priors, a Grade II Listed Building. Following consultation with the Council's Design and Conservation Officer, it is recognised that the development of

the site would draw Old Priors more closely into the envelope of the village, where this will reduce the separateness of the dwelling from the village core. While this would dilute the appreciation of the relationship Old Priors had with the historic village, it is accepted that the proposal would result in less than substantial harm at the lower end of the scale.

The proposed development would contribute to the housing stock within the District, where this is considered to result in public benefit, where this is considered to outweigh the minimal harm identified to the designated heritage asset.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposed dwelling would be sited to the west of the nearest residential property known as Old Priors, at a distance of approximately 30m. The proposal has been designed to limit overlooking, with the separation distance considered sufficient to ensure there would be no loss of privacy or overlooking.

The proposed development is not anticipated to result in any further noise or vehicle movements than similar residential development in the area, with the separation distance considered acceptable to limit harm to the amenities of nearby residential properties. The proposal is therefore considered to accord with the above policies.

Highways Impacts:

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

The proposed dwelling would utilise an existing access which extends from the south-eastern corner of the site and along the northern perimeter. The proposal includes a car port suitable for 2no. vehicles.

Following consultation with the Local Highways Authority, an inspection of WSCC mapping confirms that there are no apparent visibility concerns with the existing point of access on Shermanbury Road. The addition of a single dwelling would not be anticipated to give rise to significant material intensification of use of this existing access point.

The West Sussex Car Parking Demand Calculator indicates that a dwelling of this size and in this location would require 3no. parking spaces. The proposed car port would provide sufficient space for 2no. vehicles, with the area of hardstanding to the north of the building sufficient to provide an additional parking space. On-site turning appears achievable, allowing cars to exit in forward gear.
For these reasons, it is considered that the proposed development would provide safe and adequate access and parking, in accordance with the above policies.

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.

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The application has been supported by an Ecological Impact Assessment by Imprint Ecology dated 02.05.2025. This has assessed that the site has negligible suitability for roosting bats, with low suitability for most species. It does however identify that the stables provide potential nesting opportunities for birds. Mitigation and enhancement measures are proposed.

Subject to such mitigation and enhancement measures, it is considered that the proposal would be acceptable in ecology terms.

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.

Other Matters:

Contaminated Land:

Policy 24 of the HDPF states that development will be expected to minimise exposure to and the emission of pollutants, including noise, odour, air, and light pollution, and ensure that they address land contamination by promoting the appropriate re-use of sites and require the delivery of appropriate remediation.

Paragraph 187 of the NPPF states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, or noise pollution or instability. Development should remediate and mitigate despoiled, degraded, derelict, contaminated, and unstable land, where appropriate.

Following consultation with the Environmental Health Officer, given the existing use of the site, it is considered unlikely that there is significant possibility of harm arising through contaminated land to future occupiers. However, a discovery condition is recommended of contaminated ground not previously identified is found to be present.

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 the

requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

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 may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates net gain is achievable by way of non-significant onsite biodiversity gains. These measures would be secured by way of the statutory Biodiversity Gain Plan condition.

Conclusions:

It is recognised that the site is situated partially within and partially outside of the built-up area. The proposed dwelling would however be well connected to the centre of Partridge Green, where walking to local amenities and services would be a viable option. On the balance of these considerations, while the proposal would be located partially outside of the built-up area boundary, given the development would be predominantly located within the boundary, and within reasonable distance of the village centre, it is considered that the site is reasonably sustainable. The principle of development is therefore considered acceptable, subject to all other material considerations.

The proposed development would sit comfortably within the context of the site and surroundings, and would utilise a design, form and material finish that would reflect similar development within the locality. The proposal would be sited to limit impact on the amenities of nearby residential properties and users of land, where the development would benefit from safe and adequate access. An acceptable water strategy could be secured by condition, along with 10% Biodiversity Net Gain.

On the balance of these considerations, the proposed development is considered to acceptable, where the development would contribute to the identified housing need within the District.

<u>COMMUNITY INFRASTRUCTURE LEVY (CIL)</u>

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	214.23	0	214.23
		Total Gain	**114.68**
		Total Demolition	**99.55**

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:

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

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

3 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan reference 2501OL_R0_001 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

5 **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).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with plan reference 2501OL_R0_001. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with plan reference 2501OL_R0_001. These facilities shall thereafter be retained for use at all times.

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

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: The dwelling(s) 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 and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 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).

10 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on plan reference 2501OL_R0_300.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Ecological Impact Assessment by Imprint Ecology dated April 2025.

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 LPA to discharge its duties under the 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/25/0956
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	2501OL_R0_000	09.06.2025
Block plan	Proposed Block Plan	2501OL_R0_001	09.06.2025
Block plan	Proposed Wider Context	2501OL_R0_002	09.06.2025
Elevation & Floor plan	Existing Stables and Green House	2501OL_R0_100	09.06.2025
Floor plan	Proposed Floor Plans	2501OL_R0_200	09.06.2025
Elevation plan	Proposed Elevations	2501OL_R0_201	09.06.2025
Elevation & Floor plan	Proposed Carport Plans and Elevations	2501OL_R0_202	09.06.2025
Materials	Proposed Materials	2501OL_R0_300	09.06.2025
Supporting Statement	Ecological Impact Assessment by Imprint Ecology dated April 2025	NONE Version 2	09.06.2025
Supporting Statement	Water Neutrality Report and Water Management Plan by Promethean Planning dated 11 May 2025	NONE	09.06.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 14.11.2025

Authorising Officer sign/initial RHERMITAGE Date: 10.12.2025