



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0242

Tanners Farm, Lordings Road, Adversane, West Sussex, RH14 9JE

DESCRIPTION:

Renovation and conversion of redundant barns for residential use. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/26/0243	Renovation and conversion of redundant barns for residential use. (Listed Building Consent).	Pending Consideration
DC/25/0420	Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house and installation of 2no. dormers to the second floor (Householder Application).	Application Permitted on 10.07.2025
DC/25/0421	Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house, installation of 2no. dormers to the second floor and internal alterations throughout. (Listed Building Consent).	Application Permitted on 10.07.2025

DESCRIPTION OF THE SITE

Tanners Farm is a rural site located off Lordings Road, Adversane, within the countryside to the south of Billingshurst. The site lies outside any defined settlement boundary and is not within a Conservation Area or the South Downs National Park.

The site comprises a Grade II listed farmhouse of 17th Century origin, together with a group of associated historic outbuildings arranged around a former farmyard to the west. These buildings include a former threshing barn, cart sheds, animal shelters and stables, largely dating from the 17th to 19th centuries. Whilst not individually listed, the buildings form part of the historic farmstead and are considered to be curtilage listed, contributing to the significance and setting of the principal listed farmhouse.

The agricultural use of the site has ceased, and the outbuildings are no longer in active use. They are in varying states of repair, with some buildings exhibiting clear signs of deterioration. The site is accessed via a private track from Lordings Road and is set within a well-contained rural landscape, with mature vegetation and farmland surrounding the wider holding.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the repair and conversion of a group of former agricultural buildings to provide ancillary domestic accommodation to the main dwelling. Listed Building Consent is sought concurrently under application DC/26/0243.

The proposal involves the refurbishment of four existing buildings within the former farmyard, including structural repairs, replacement of roof coverings where necessary, and the introduction of internal alterations to enable their use. The works are largely confined to the existing built form, with no increase in footprint or overall scale.

The converted buildings are proposed to be functionally linked to the main dwelling and would not form separate residential units.

Planning permission has previously been granted for alterations and extensions to the main farmhouse under ref. DC/25/0420.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 30 - Protected Landscapes
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 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031

Policy BILL 2 – Housing Design and Character

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

Strategic Policy 1: Sustainable Development
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 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
Policy 22: Shop Fronts and Advertisements
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 46: Ancillary Accommodation

Supplementary Planning Guidance:

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

Billingshurst Design Statement:

Planning Advice Notes:

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:

INTERNAL CONSULTATIONS

HDC Conservation: Support (31.03.2026)

The collection of historic farm buildings contributes to the special interest of the farmhouse and are considered to be curtilage listed. They are currently in a poor state of repair and under used. I support a more intensive domestic use which will create the motivation for maintenance and repair in the future.

OUTSIDE AGENCIES

Ecology Consultant: No Objection (12.05.2026)

The application is supported by an Ecological Impact Assessment prepared by Imprint Ecology dated February 2026. The submitted ecological information includes;

- desk studies undertaken in November 2024 and February 2026;
- habitat surveys undertaken in July and October 2025.
- Bat emergence surveys were undertaken in August and September 2024 in relation to Barns 1, 2 and 3, alongside assessments of reptiles, hedgehogs and other mobile protected species.

The submission also includes a Bat Mitigation Strategy, a Precautionary Method Statement for mobile protected species, and recommendations for biodiversity enhancement and wildlife-sensitive lighting measures.

Place Services, acting on behalf of the Council, raise no objection to the proposal subject to conditions. They confirm that sufficient ecological information has been submitted to enable determination of the application and are satisfied that, with appropriate mitigation secured, the development can be made acceptable in ecological terms.

The consultee notes that bat surveys identified day roosts within Barns 2 and 3, including Soprano Pipistrelle, Whiskered and Brown Long-eared bats. It is therefore advised that a European Protected Species Mitigation Licence will be required prior to commencement of works. Additional bat roosts were identified within Barn 1; however, this building will not be affected by the proposed development, and the roosts will be retained.

Place Services acknowledge that the site lies within the consultation zones associated with The Mens SAC and Ebernoe Common SAC, which are designated for Barbastelle bats. However, given the retention of hedgerows, trees and habitat connectivity across the site, together with the absence of severance to commuting or foraging routes, they conclude that the proposal would not result in an adverse effect on the integrity of the SACs. They recommend that the Local Planning Authority prepares a project-level Habitats Regulations Assessment Screening Report to formally record this conclusion.

The consultee supports the proposed Bat Mitigation Strategy, Precautionary Method Statement for mobile protected species and the implementation of a Wildlife Friendly Lighting Strategy to minimise impacts on foraging and commuting bats. Conditions are recommended to secure these measures, together with biodiversity enhancement measures through the submission of a Biodiversity Enhancement Layout.

Place Services conclude that the proposed mitigation and enhancement measures would minimise ecological impacts and secure biodiversity enhancements in accordance with the requirements of the National Planning Policy Framework and the Council's statutory biodiversity duties.

Southern Water: No Objection (09.03.26)
Conditions advised

PUBLIC CONSULTATIONS:

Representations:

No responses received

Parish Comments:

Billingshurst Parish Council: No Objection (05.03.26)

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 1 of the Horsham District Planning Framework (HDPF) requires development to accord with the principles of sustainable development. Policy 26 seeks to protect the countryside from inappropriate development, permitting only development which is essential to its rural function, or which maintains or enhances its character. Policy 28 allows for extensions and alterations within the countryside provided they are proportionate and respect the character of the existing dwelling. At a national level, the National Planning Policy Framework (NPPF) supports the sustainable re-use of existing buildings, particularly where this would enhance the immediate setting and avoid the need for new build development.

Policy 28 of the HDPF states that outside the defined built-up area, ancillary accommodation will be supported if the development can be accommodated within the curtilage of the existing dwelling. In addition, ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate the need for additional space cannot be met from an existing dwelling or buildings suitable for conversion on site. The use of ancillary accommodation as a separate dwelling will not be supported.

The proposal relates to the re-use of existing buildings within the established domestic curtilage of a dwelling, with no expansion of built form or creation of a separate planning unit. The buildings are currently redundant and in declining condition, and their re-use for purposes ancillary to the main dwelling represents a sustainable form of development which secures their long-term maintenance. The proposal would not introduce a new isolated dwelling in the countryside and would preserve the

established use of the site. As such, the development is considered acceptable in principle and accords with the above policies.

Heritage

Policy 34 of the HDPF requires that development conserves and, where appropriate, enhances the significance of heritage assets, including their setting. This is consistent with the NPPF, which gives great weight to the conservation of designated heritage assets and requires that any harm to significance is clearly justified. Curtilage listed structures are afforded the same level of protection as the principal listed building.

The application site forms part of a historic farmstead centred on a Grade II listed farmhouse, with the associated outbuildings making a positive contribution to its significance and setting. The buildings are currently in a poor state of repair and are underused. The proposal seeks to repair and bring these structures back into active use through a sensitive conversion which retains their form, layout and agricultural character.

The Council's Heritage Officer has confirmed that the buildings are curtilage listed and has raised no objection in principle, noting that a more active domestic use would support their long-term conservation. The works are limited in extent, avoid significant alteration to the external form, and do not result in the loss of historic fabric beyond what is necessary for repair.

It is therefore considered that the proposal would preserve the significance of the listed building and its setting, in accordance with Policy 34 of the HDPF and the NPPF.

Design and Appearance

Policies 32 and 33 of the HDPF require development to achieve a high standard of design, respecting the character and appearance of the surrounding area. Development should respond positively to local distinctiveness and integrate well with its context. Policy BILL 2 of the Billingshurst Parish Neighbourhood Plan similarly requires development to reflect the rural character of the parish and use appropriate materials and design cues.

Policy Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should incorporate appropriate scale and nature of features into the design of the overall development. Development should reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those used in existing buildings and in the immediate locality.

The proposal retains the existing buildings, their scale, form and layout, and introduces only limited external alterations. The agricultural character of the buildings is largely preserved, with new interventions kept to a minimum and focused on enabling their reuse. The use of traditional materials and the retention of existing openings ensures that the visual integrity of the farmstead is maintained.

Given the absence of any significant increase in scale or built form, and the sensitive approach to conversion, the development is considered to respect the character of the site and its rural surroundings. The proposal therefore accords with Policies 32 and 33 of the HDPF and Policy BILL 2.

Residential Amenity

Policy 33 of the HDPF requires that development does not result in unacceptable harm to the amenity of existing or future occupiers, including through overlooking, noise, disturbance or overbearing impacts.

The site is located in a relatively isolated rural position, with the nearest neighbouring property (Tanners Cottage) located approximately 42m south of the barns. Further, the barns are set at a lower level and are separated by landscaping and intervening land. The proposal does not introduce new independent residential units but instead provides ancillary buildings linked to the main dwelling. As such, the level of activity associated with the site is not expected to materially increase.

The physical works are limited to existing buildings and do not result in harmful overlooking, loss of light or overbearing impacts. Furthermore, the use proposed is compatible with the existing residential use of the site. The proposal is therefore considered to comply with Policy 33 of the HDPF.

Ecology

Policy 31 of the HDPF requires development to conserve and enhance biodiversity, ensuring that protected species and habitats are not adversely affected. The NPPF similarly requires that development minimises impacts on biodiversity and provides net gains where possible.

The submitted surveys identified bat roosts within Barns 2 and 3 comprising Soprano Pipistrelle, Whiskered and Brown Long-eared bats. Additional roosts were identified within Barn 1, including Barbastelle, Natterer's and Brown Long-eared bats; however, Barn 1 is to be retained and would not be impacted by the proposed works. Place Services advise that a European Protected Species Mitigation Licence will be required prior to the commencement of development and support the Bat Mitigation Strategy contained within the Ecological Impact Assessment.

The site lies within the consultation zones associated with The Mens SAC and Ebernoe Common SAC, designated in relation to Barbastelle bats. However, Place Services advise that the retention of hedgerows, trees and habitat connectivity across the site would ensure there is no severance of commuting or foraging routes and, as such, conclude that the proposal would not result in an adverse effect on the integrity of the SACs. A project-level Habitats Regulations Assessment Screening Report has been prepared by the Local Planning Authority to record this conclusion.

Place Services also support the proposed Precautionary Method Statement for mobile protected species, including reptiles and hedgehogs, together with the implementation of a Wildlife Friendly Lighting Strategy to minimise impacts on foraging and commuting bats. Appropriate conditions are recommended to secure the mitigation, lighting and biodiversity enhancement measures identified within the Ecological Impact Assessment, including the submission of a Biodiversity Enhancement Layout.

In light of the submitted ecological information and the advice of Place Services as the Council's appointed Ecologists, the Local Planning Authority is satisfied that the proposal is capable of meeting the three derogation tests set out within the Conservation of Habitats and Species Regulations 2017.

Subject to the recommended conditions, it is considered that the proposal would appropriately conserve protected and Priority species, maintain habitat connectivity and secure biodiversity enhancements in accordance with the National Planning Policy Framework, the Council's statutory duties under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), and relevant development plan policies.

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 and 37 of the Horsham District Planning Framework require development to mitigate the impacts of climate change through sustainable design, including improved energy efficiency, use of materials, and minimising resource consumption. These policies reflect the objectives of Chapter 14 of the National Planning Policy Framework, which seeks to support the transition to a low carbon future.

The proposal relates to the re-use and refurbishment of existing buildings, which in itself represents a sustainable approach by retaining embodied carbon and reducing the need for new construction materials. The submitted information confirms that the development will incorporate energy efficiency measures, including enhanced thermal performance through upgraded insulation and an energy-led design approach to reduce demand for heating and cooling.

The applicant has also indicated the use of locally sourced and natural materials where possible, alongside low energy services and water efficient fixtures. These measures would assist in reducing the overall environmental impact of the development. The site is located within Flood Zone 1, and the proposal does not introduce additional built footprint, such that there are no increased flood risk implications.

Given the scale and nature of the proposal and noting that it is a householder development involving the conversion of existing buildings, the opportunities for wider measures such as sustainable transport enhancements or on-site infrastructure are limited.

The proposal is considered to appropriately address climate change mitigation and accords with Policies 35 and 37 of the HDPF and the NPPF.

Biodiversity Net Gain (BNG):

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Planning Balance and Conclusion

The proposal seeks the repair and conversion of redundant historic outbuildings within the curtilage of the Grade II listed Tanners Farm to provide ancillary domestic accommodation associated with the main dwellinghouse.

The development would secure the viable long-term use and maintenance of a collection of curtilage listed buildings which make a positive contribution to the significance and setting of the principal listed farmhouse. The works are considered to represent a sensitive and conservation-led approach which preserves the character, appearance and historic interest of the farmstead. The Council's Conservation Officer raises no objection.

The proposal would not result in the creation of a separate dwelling, nor would it materially alter the character of the countryside location. The scale of works is modest, confined largely to the existing built form, and would not result in unacceptable impacts upon visual amenity, neighbouring amenity, ecology or landscape character.

Appropriate ecological surveys and mitigation have been submitted and reviewed by Place Services, who raise no objection subject to conditions. Subject to the recommended mitigation and licensing requirements, the proposal is not considered to result in unacceptable ecological harm.

Overall, the proposal is considered to accord with the relevant policies of the Horsham District Planning Framework, the Billingshurst Parish Neighbourhood Plan and the National Planning Policy Framework. There are no material considerations which indicate that planning permission should be withheld and the application is therefore recommended for approval subject to the conditions set out below.

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 relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
new windows & external doors.

These drawings must show:

- materials
 - cross section of frame, transom, mullions, glazing bars, etc
 - formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
 - method of opening
 - method of glazing
- b) Specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.
- c) Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.
- d) Samples or specifications of external materials and surface finishes.
- e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features. This is particularly relevant to roof/wall junctions.

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

- 4 **Pre-Commencement Condition:** Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998.

- 5 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Imprint Ecology, February 2026)), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- detailed designs or product descriptions for biodiversity enhancements; and
- locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed enhancement measures;
- (b) Detailed designs to achieve stated objectives;
- (c) Locations of proposed enhancement measures by appropriate maps and plans;
- (d) Persons responsible for implementing the enhancement measures;
- (e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

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

- 7 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Ecological Impact Assessment (Imprint Ecology, February 2026), and including the Precautionary Method

Statement for mobile protected and Priority species in Section 6.3.3 of the Ecological Impact Assessment (Imprint Ecology, February 2026).

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).

- 8 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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).

- 12 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Tanners Farm as a dwelling and shall not be used as a separate unit of residential accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, Tel: 0345 1300 228, email: equiries@bats.org.uk, <http://www.bats.org.uk/>.

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.

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/26/0242

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Location Plan	704-089	12.02.2026
Site plan	Existing-Site Plan	704-090	12.02.2026
Site plan	Existing-Site Plan	704-091	12.02.2026
Floor plan	Existing-Floor Plans	704-092	12.02.2026
Elevation plan	Existing East Elevations	704-093	12.02.2026
Elevation plan	Existing North Elevations	704-094	12.02.2026
Elevation plan	Existing Barn-2 North Elevations	704-095	12.02.2026
Elevation plan	Existing West Elevations	704-096	12.02.2026
Elevation plan	Existing South Elevations	704-097	12.02.2026
Location plan	Location Plan	704-100	12.02.2026
Block plan	Block Plan	704-101	12.02.2026
Site plan	Proposed-Site Plan	704-102	12.02.2026
Site plan	Proposed-Site Plan	704-102-1	12.02.2026
Floor plan	Proposed-Floor Plans	704-103	12.02.2026
Elevation plan	Proposed East Elevations	704-104	12.02.2026
Elevation plan	Proposed North Elevations	704-105	12.02.2026
Elevation plan	Proposed Barn-2 North Elevations	704-106	12.02.2026
Elevation plan	Proposed West Elevations	704-107	12.02.2026
Elevation plan	Proposed West Elevations	704-107-1	12.02.2026
Elevation plan	Proposed South Elevations	704-108	12.02.2026
Supporting Docs	Ecological Impact Assessment by Imprint Ecology dated February 2026	NONE	12.02.2026

DELEGATEDCase Officer sign/initial Daniel Holmes Date: 22/05/2026Authorising Officer sign/initial Tamara Dale Date: 26/05/2026