



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0693

Stable Block, Kettlesbridge Farm, West Chiltington Lane, Coneyhurst, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

Demolition of building and construction of new dwellinghouse with associated gardens, parking and use of access to West Chiltington Lane.

RELEVANT PLANNING HISTORY:

DC/24/1962	Conversion and alteration of existing stable block building to create a dwelling. Creation of parking, gardens and landscaping with use of access to West Chiltington Lane.	Application Permitted on 25.07.2025
DC/22/1394	Extension and conversion of existing 'Therapy Classroom' into ancillary residential accommodation.	Application Permitted on 14.12.2022
DC/21/0158	Change of use of land to formalise existing ancillary residential use, with the erection of a single storey replacement building for ancillary residential accommodation	Application Permitted on 31.03.2021
DC/18/0739	Use of two rooms in existing residential property and use of Camping Barrel in garden as occasional overnight accommodation in connection with Ellasfield Therapy Unit.	Application Permitted on 05.06.2018
DC/17/0977	New therapy building	Application Permitted on 27.06.2017
DC/15/1522	Variation of condition A of existing planning permission (DC/13/1353) to allow for ancillary overnight accommodation	Application Permitted on 04.09.2015
DC/13/1353	Amendment to previously approved DC/13/0788 (Change of use of existing stable block to allow use for therapy classes for disabled children) to include changes to operating hours	Application Permitted on 09.09.2013
DC/13/0788	Change of use of existing stable block to allow use for therapy classes for disabled children	Application Permitted on 21.06.2013

DESCRIPTION OF THE SITE

The application site is located to the west of West Chiltington Lane and is accessed via an existing private track, which serves this site and the wider Kettlesbridge Farm site located to the east. The site is located outside any built-up area boundary and is in a countryside location for planning purposes. The wider site comprises a cluster of a mix of residential, commercial and industrial uses, with the wider area made up of enclosed agricultural fields and open countryside. A Public Right of Way (1924) is sited to the south. The site is not in a Conservation Area and there are no further heritage constraints in the locality. Notwithstanding a line of mature trees to the west and hedgerow to the south, the site is predominately hard landscaped.

The site comprises a single storey former stable building, now derelict, with an existing hardstanding parking area provided to the southeast and a small garden area to the north that has a defined boundary. The building consists of painted blockwork with a metal corrugated roof and internally it has been divided into several sections. There is a garage door to the front elevation and further openings including windows and stable/pedestrian doors.

DESCRIPTION OF THE APPLICATION AND PLANNING HISTORY

Full planning permission is sought for the demolition of the existing building and construction of a new dwellinghouse with associated gardens, parking and use of access to West Chiltington Lane. This application seeks to create a long-term home for the applicant's daughter, who is currently residing at Kettlesbridge Farm. The dwelling will allow for the provision of specialist living needs, incorporating accessible features and layout to meet the needs of the intended occupier and allow the occupant to live independently in the property over the long term.

The current proposal follows on from a series of consents previously granted at Kettlesbridge Farm. In 2021, planning permission was granted for the erection of a single storey building, to replace the building subject of this application, to be used for ancillary residential accommodation, DC/21/0158. This was subsequently superseded by permission DC/22/1394 in 2022, which authorised the conversion of another building on the site to a two-bedroom annexe designed to meet the occupier's specialist accessibility needs and allow her to live independently whilst remaining close to her family.

A further submission then followed, DC/24/1962, which granted permission for the conversion and alteration of the existing stable building to create an independent dwellinghouse, which was not subject of an ancillary tie to the main house. To this effect, the permission related to a new, independent dwelling. Application DC/24/1962 was granted planning permission in 2025 and established the principle of residential development on the site for this specific purpose. This permission was subject to a Section 106 Agreement which prevented the implementation of both DC/24/1962 and DC/22/1394, ensuring that both residential units could not be created. It is noted that DC/22/1394 has since elapsed and this S106 Agreement is no longer applicable. Confirmation has been received from the applicant that no works were undertaken to implement DC/22/1394. During the Officer's site visit, there was also no indication that DC/22/1394 had been implemented and it is therefore the view that the permission is no longer extant.

It is detailed within the submitted Planning & Design Statement, that since the granting of DC/24/1962, the intended occupier has now reached adulthood, and her current and future care requirements are better understood with greater certainty. It has also become apparent that the constraints of the existing building, including its internal layout, floor-to-ceiling heights and overall structure, would limit the effective incorporation of specialist accessibility equipment and reduce the flexibility of the accommodation over the long term. In addition, the existing building fabric restricts the level of energy efficiency and environmental performance that can realistically be achieved through conversion.

The current proposal therefore seeks permission to demolish the existing building and replace it with a purpose-built dwelling on approximately the same footprint and within the same site. The proposed building would have a footprint of approximately 131sqm, with the existing building measuring 127sqm. Internally, the building will provide an accessible open plan living room and kitchen, accessible bathroom and wardrobe, wheelchair store and charging room, a bedroom, alongside a carer's bedsitting room and bathroom.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 17 - Exceptions Housing Schemes
- Policy 18 - Retirement Housing and Specialist Care
- 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 29 - Equestrian Development
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities

Billingshurst Parish Neighbourhood Plan 2019 – 2031

- Policy Bill 1: Billingshurst Built-Up Area Boundary
- Policy Bill 2: Housing Design and Character
- Policy Bill 3: Energy Efficiency and Design

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. 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 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 33: Equestrian Development
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District
Policy 41: Rural Exception Homes
Policy 42: Retirement Housing and Specialist Care

Supplementary Planning Guidance:

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

Billingshurst Parish Design Statement

Planning Advice Notes:

Shaping Development in Horsham District
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:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: Advice

No Arboricultural concerns. The development site is bounded to the North West by a tall clipped cypress hedge of circa 8m in height, a reasonable height for proximity to habitable buildings/garden areas. If permitted, it would be reasonable and likely that the hedge would either be significantly reduced in height or felled to improve light levels to the property. As a relatively transient feature, the height of the hedge cannot reasonably be controlled by conditions of planning approval. This foreseeable result of the change of use would not have a significant environmental/public amenity impact however, it would alter internal views within the site.

HDC Environmental Health: Comment

If the application is approved, I would recommend that the conditions relating to external lighting and unsuspected contamination risks as set out in the decision notice for application DC/24/1962 are maintained.

OUTSIDE AGENCIES

Ecology Consultant: No Objection subject to conditions

The submitted Preliminary Roost Assessment Report (CT Ecology, April 2025), has been reviewed. It is noted the buildings have negligible bat roost potential and that there are no trees on the site. Therefore, it is agreed that no further surveys are required.

It is understood from the submitted documents that the site comprises a building, an access track, hardstanding and an existing boundary hedgerow to the south which will be retained. A new boundary hedgerow will be planted in the north of the site. Therefore, there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained. Therefore, there will be no Adverse Effect on the Integrity of the bat SAC. There is sufficient ecological information available to support determination of this application.

There is support for the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in the Preliminary Roost Assessment Report to secure net gains for biodiversity. The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent.

NatureSpace: Comment

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping, and due to the nearby pond, suitable informatives should be attached to any planning consent.

Southern Water: Comment

Advisories to the applicant. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken. There are restrictions on proposed tree planting adjacent to Southern Water sewers, rising mains or water mains, as such reference should be made to Southern Water's publications and guidance. Pre-commencement condition requested relating to landscaping proposals in proximity of public apparatus, in order for protection in accordance with this guidance.

WSCC Highways: Advice

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.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

Billingshurst Parish Council: Neutral

The parish council submit a neutral response to this application, in that they saw no cause for objection to the plans as submitted.

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 42 of the HDPF, states positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long-term needs, will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from: people with additional needs, including the disabled or those with learning disabilities.

Policy Bill 1 of the Billingshurst Parish Neighbourhood Plan (BPNP) states that development should be focused within the built-up area boundary of Billingshurst. Development proposals located outside the defined built-up area boundary will only be supported where they accord with development plan policies relating to appropriate uses in the countryside, or where the proposal relates to necessary utilities, the appropriate provision of tourism facilities, accommodation, attractions and activities in accordance with Policy BILL11, or development on sites allocated for those uses within the Horsham District Planning Framework or its successor.

The site is located outside of the built-up area and is not allocated within Horsham's Development Plan, which comprises the Horsham District Planning Framework (HDPF) and Billingshurst Parish Neighbourhood Plan. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 of the HDPF. In addition, the proposed development is not considered to be essential to the countryside location and would be in conflict with Policy 26 of the HDPF.

This application seeks full planning consent for the demolition of the existing building and construction of a new dwellinghouse that has been purposely designed to meet the needs of the intended occupier, who has a disability and requires specialist accommodation to support independent living. The current proposal is submitted as an alternative to the previously approved scheme, which granted consent for the conversion of the existing stable building into a residential dwelling, reference DC/24/1962. This previous consent is still capable of implementation and is considered extant, subject to the discharge of the imposed pre-commencement condition. As previously detailed, the previous consent elsewhere on the wider site have now lapsed, DC/22/1394, and as such, there will be no increase of the number of residential units on the site.

The wider visual impact would be minimal, and the prevailing character and appearance of the site and wider surrounding area would be preserved. The proposed development would accord with Policy 42, providing accommodation that meets the long-term needs of the disabled or those with learning disabilities. There will be no net increase in the number of dwellings on the site, and the dwelling would not be isolated, situated with the context of the site amongst other dwellings. As such, it is considered that the proposal is acceptable in principle, subject to all other considerations

Design and Appearance:

Policies 25, 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy Bill 2 of the BPNP states development proposals should be guided by the linked parish design statement, and incorporate features such as; soft landscaping to provide active frontages, off road parking provision, varying style of housing, reflect the scale and local vernacular of surrounding buildings, use of materials that are in keeping with existing buildings in the locality, preserve natural features such as trees and hedgerows.

The proposed dwelling would be located centrally within the site and whilst minimally larger than the existing building, is considered to be of an acceptable scale given the size of the plot and comparable with the other dwellings in the locality.

The single storey dwelling, with a 131sqm footprint and overall height of 3.2 metres would be of a contemporary design. The building's walls will be finished in vertical timber cladding; a metal roof with solar panels array attached and black metal windows. The proposal would be of a design that would reflect the characteristics and form of other dwellings within the locality, with the proposed materials also considered to be sympathetic to the wider surroundings. It would not appear unduly prominent or out of keeping, given the mix of house types and sizes in the locality. Owing to the building's location being set back suitably from the highway and Public Right of Way, the development would not give rise to harmful impacts from public vantage points. Whilst some existing boundary planting will be retained, the site is largely characterised by hard landscaping. A landscaping condition is therefore recommended to secure an appropriate scheme of landscaping and planting to enhance the appearance of the site.

Overall, the proposed development is welcomed and would be a visual improvement from the existing building. The scheme 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.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed dwelling would be sited to the northwest of the nearest residential properties, with both Kettlesbridge Bungalow and Kettlesbridge Farm located 40 metres away. Given the single storey design, these separation distances are considered sufficient to ensure there would be no loss of privacy or overlooking.

Overall, the development is not considered to give rise to overshadowing, overlooking or privacy issues, subject to the considerations discussed above and the proposal is therefore considered to accord with policy 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

West Sussex County Council's '*Guidance on Parking at New Developments*' identifies an expected parking demand of 2 spaces for a two-bedroom dwelling. The submitted 'Site Plan' identifies parking for 3 vehicles, with the LHA satisfied with the proposed level of parking provision, with the spaces suitably sized and on-site turning appears achievable.

WSCC Highways, in their capacity as the Local Highways Authority, confirm that they do not consider that the proposals would result in a material intensification of use of the existing access serving the site. They also confirm that an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals there have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

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.

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 the previously submitted Preliminary Roost Assessment Report (CT Ecology., April 2025). This appraisal concludes that no further bat surveys are required and identifies appropriate precautionary mitigation and biodiversity enhancement measures. The Council's Ecological Consultant has reviewed the report and raises no objection to the proposal, subject to conditions securing the recommended mitigation measures, a Biodiversity Enhancement Layout, and 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:

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:

- Solar panel installation
- Air Source Heat Pump installation

In addition to these measures, conditions would be attached to secure the following:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement

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 must 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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024
- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed development would be an alternate scheme to the previously approved consent, reference DC/24/1962, representing a realistic fallback that has established the principle of residential development on the site. There will be no increase in the number of dwellings on the site and the accommodation would meet the long-term needs of the disabled or those with learning disabilities. The size of the proposed dwelling would be proportionate to the plot size and is of a design that is considered to relate sympathetically to the built characteristics and character of the locality. The proposal would result in no adverse harm to the amenities of nearby residential properties and would not have a detrimental impact on the safety and function of the public highway network. For these reasons, the development is recommended for approval, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	116	119.4	0
	Total Gain		
	Total Demolition		

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 (Slab level) Condition:** Prior to the commencement of the development above slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Roost Assessment Report (CT Ecology, April 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) 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 Local Planning Authority to discharge its duties under paragraph 187d of the National Planning Policy Framework 2024 and s40 of the NERC Act 2006 (as amended).

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

- (a) Details of all existing trees and planting to be removed and retained
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (c) Details of all hard surfacing materials and finishes

(d) Details of all boundary treatments

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

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

- 5 **Pre-Occupation Condition:** A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

- 6 **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 drawing number [P 24-04-30 TP Rev A]. 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number [P 24-04-06 TP Rev A]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 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 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).

- 10 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, or B of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

- 13 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the Preliminary Roost Assessment Report (CT Ecology, 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).

NOTE TO APPLICANT

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place.

Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural

England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- 1) Any demolition materials should be stored in skips or similar containers rather than in piles on ground
- 2) Any trenches left overnight should be covered or provided with ramps to prevent great crested newts from becoming trapped.
- 3) Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.

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.

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

Southern Water

Tree Planting:

Southern Water have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approveddocuments/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Proposed SUDS features:

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approveddocuments/. No Soakaways should be connected to the public surface water sewer.

Proposed Disposal to ground from package treatment plant:

The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

Proposed works involve demolition:

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Connection to water distribution main:

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available to read on our website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call Customer Service Desk on 0330 303 0119.

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/26/0693

(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
Supporting Docs	Application Form	NONE	28.04.2026
Location & Site plan	Site & Location Plans	P 24-04-06 TP REV A	28.05.2026
Floor plan	Proposed Floor Plan - New Build Alternative	P 24-04-30 TP REV A	28.05.2026
Elevation plan	Elevations & Section, New Build Alternative	P 24-04-31 TP REV A	28.05.2026
Supporting Docs	Preliminary Roost Assessment Report (CT Ecology, April 2025)	25011	28.04.2026
Elevation plan	Existing Elevations and Sections, Old Stable Block	P 24-04-02 TP REV A	28.05.2026
Floor plan	Existing Plan, Old Stable Block	P 24-04-01 TP REV A	28.05.2026
Supporting Statement	Preliminary Roost Assessment Report by CT Ecology dated 14 April 2025	25011	28.04.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 20/07/2026

Authorising Officer sign/initial Tamara Dale Date: 23/07/2026