



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0166

Fox Inn, Guildford Road, Bucks Green, West Sussex, RH12 3JP

DESCRIPTION:

Erection of a single storey side extension, and internal and external alterations. (Full Application).

RELEVANT PLANNING HISTORY:

DC/26/0167	Erection of a single storey side extension, and internal and external alterations. (Listed Building Consent).	Pending Consideration
DC/22/1258	Replacement of roof tiles to a single storey outhouse (Listed Building Consent).	Application Permitted on 25.08.2022
DC/23/2167	Retention of the existing marquee located to the rear (Full Application).	Application Permitted on 06.03.2024

DESCRIPTION OF THE SITE

The application site is The Fox Inn which is a public house located within the built-up area of Bucks Green, near Rudgwick. The main building is Grade II listed and a 17th century pub. There have been several alterations and extensions over the years, but the main original features have been retained. Fox Inn is a Grade II listed building sited in the rural village of Bucks Green, west of Horsham. The pub is located in the southwest of Rudgwick and the site includes a grass lawn garden to the rear of the main building that is currently used for informal outdoor seating. There is an existing car park that serves the pub and is accessed from the south of the site. The site is not located within the Rudgwick Conservation Area.

DESCRIPTION OF THE APPLICATION

The application seeks to erect a single storey side extension and internal and external alterations. The single storey side extension would have a crown roof and extend out to the west of the building when viewing it from the south. Three jumbrellas are proposed to the south of the building, on the outside patio area. A number of internal alterations, such as removing some internal poles are proposed, as well as reconfiguring the layout slightly.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

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 43 - Community Facilities, Leisure and Recreation

Rudgwick Neighbourhood Development Plan (-2031):

RNP6 – Design

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

Strategic Policy 1: Sustainable Development

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 28: Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

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

Satisfied the revised design is an acceptable compromise and the extension will not harm the special interest of the listed building. I am also content the jumbrellas and the internal alterations to remove modern partitions will not result in harm.

HDC Environmental Health: No Objection

The applicant should be mindful that the new bar area should be serviced with a wash hand basin, to enable the bar staff to wash their hands, and a separate sink for equipment washing and disposing of dregs etc.

The applicant should also ensure that the siting of the compressor unit for the new cellar is such that it does not cause a nuisance to nearby neighbours.

Ecology: No ecological objection

We are now satisfied that there is sufficient ecological information available to support determination of the application.

The document has now also undertaken further bat emergence surveys and identified one day roost for Common Pipistrelle. We are satisfied sufficient survey efforts have been applied to determine the roost type and assess the impacts. As a result, a bat licence from Natural England will be required to implement any works consented that affect the bat roosts. A copy of either a EPS mitigation licence or evidence of site registration by an individual registered to use a Bat Mitigation Class Licence should be submitted to the LPA and secured by a condition of any consent.

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.

We therefore believe there will be no Adverse Effects on Integrity of the bat SAC.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Rudgwick Parish Council: No Objection

The application would seem to have the potential to improve the viability of a hospitality business and important feature of Bucks Green/Rudgwick. This will be subject to the HDC Conservation Officer being satisfied that the alterations will not affect the setting of the listed building, particularly in terms of materials chosen, design and whether the choice of a flat roof for the extension is in keeping with the rest of the building.

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

Design and Appearance:

Policies 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.

RNP7 – *Architectural Style* – New development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details.

The proposal seeks to erect a single storey side extension, as well as undertaken a number of internal and external alterations. The external changes include the side extension and the installation of three jumbrellas on the southern side of the building. The internal changes seek to improve the functionality of the building. The proposed changes would be in keeping with the existing pub, in terms of scale, design and materials. Due to the location of the extension, it is considered that this would not impact upon views on the approach to the building, and from the road. The proposed would fit comfortably within the site with a roof form that matches those on the main building.

There would be no adverse effect on the structure, layout or appearance of the building, respecting the character of the listed building and the setting of the surrounding area. The minor alterations to the existing access consist of the introduction of a new ramp to allow for accessible access from the rear garden to the dining area. The proposed design is sought to retain the core nature and appearance of the pub, while also enhancing the functionality. It is considered that the proposed design has been carefully considered to improve functionality as well as maintain the historic significance of the pub. Overall, it is considered that the proposed development would be proportionate to the application site

and of a suitable design to ensure that there would not be an adverse impact on the listed building. The proposal is therefore in accordance with the above policies.

Heritage Impacts:

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form, and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Fox Inn is a Grade II listed building and a 17th century roadside property. HDC Conservation supported the principle of extension but advised that the originally proposed flat roof would have a utilitarian design and would not be appropriate. The applicant then revised the proposed to have a crown roof, and HDC Conservation were satisfied that the revised design would be an acceptable compromise that would not harm the special interest of the listed building. The jumbrellas and internal alterations would also not result in harm.

It is considered that the proposal would be of a suitable scale, using materials that match those on the existing building. The scale of the extension is small, with the design in keeping with the existing site and utilising heritage sensitive materials and colours. The extension will have a minimal impact to the historic nature and structure of the building, with the other alterations minor in extent. The proposal would not result in harm to the setting of the listed building and would preserve and retain the historic value, due to sitting in an appropriate position when viewing the building. The proposal for a single storey side extension and internal and external alterations would preserve the historic interest of the Grade II listed building, in accordance with development plan 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 scale and siting, as well as the distance to shared boundaries, would be sufficient to ensure there is no unacceptable impacts on neighbouring amenities.

Ecology:

The site lies approximately 7.8km northeast of The Mens Special Area of Conservation (SAC) and is therefore within the 12km Wider Conservation Area for the SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The qualifying feature of the SAC is Barbastelle bat, but this species has not been recorded within 2km of the site.

The applicant submitted a Preliminary Ecological Assessment to accompany the application. It concluded that while the site is considered of low ecological value, given its small size and lack of higher distinctiveness habitats, a number of ecological receptors have been identified. Further information was required by the Ecology Consultant. An updated Preliminary Roost Assessment (PRA) was provided, and the proposed extension was considered to provide moderate potential to support roosting bats. The PRA concluded that a single Pipistrelle was recorded emerging from the extension where the works are proposed and as such, a Natural England bat licence will need to be obtained prior to works commencing. No objections were raised by Ecology following the submission of further information, the surveys were sufficient and conditions were recommended.

Other Matters:

Environmental Health

Environmental Health had no objections to the proposal, however, advised that the applicant should be mindful that the new bar area is serviced with a wash hand basin, and a separate sink for equipment

washing. The applicant was also advised that the compressor unit should be sited so that it does not cause a nuisance for nearby neighbours.

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 N6 of the NPPF.

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 Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The application is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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:** Any works which will impact the 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 or Earned Recognition 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 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 s17 Crime & Disorder Act 1998.

- 4 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level, a Biodiversity Measures Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Measures Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed measures or features;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed measures or features by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the measures or features; and
- e) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To support protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under National Policy N2 1(f) of NPPF August 2026 and s40 of the NERC Act 2006 (as amended).

- 5 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecology Addendum (Nicholas Pearson Associates, August 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 6 **Regulatory Condition:** The new roof junctions at ridge, hips and eaves shall be built to reflect traditional detailing including exposed rafter feet, bonnet hip tiles and hogs back or half round ridge tiles.

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).

- 7 **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).

- 8 **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).

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

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).

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/26/0166

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed	24-099-02-02	23.02.2026
Elevation plan	Existing	24-099-08-01	30.01.2026

Elevation plan	Proposed	24-099-08-02 REV A	21.04.2026
Supporting Statement	Planning, Design, Access and Heritage	NONE	30.01.2026
Floor plan	Existing Ground	24-099-01-01	30.01.2026
Block plan	Existing	24-099-01-02	30.01.2026
Floor plan	Proposed Ground	24-099-02-01 REV B	30.01.2026
Block plan	Proposed	24-099-02-03	30.01.2026
Roof plan	Existing and Proposed	24-099-02-04 REV A	21.04.2026
Supporting Docs	Preliminary Ecological Appraisal	NPA 30205 0400 REV P01	30.01.2026
Location plan		24-099-01-03	25.02.2026
Supporting Statement	Ecology Addendum	NONE	21.08.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 04.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.09.2026