Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

NATIONAL SCHEME OF DELEGATION:

The proposal constitutes Schedule 2 development which is eligible for referral to Planning Committee. The application would not raise matters of significance and is therefore delegated to Officers for determination.

APPLICATION NO./ADDRESS:

DC/26/1432
Buncton Manor Farm, Steyning Road, Wiston, West Sussex, BN44 3DD

DESCRIPTION:

Change of use from barn / cattle shed to light industrial workshops with repairs to timber frame and plinth, alterations to roof form and external materials, re-instatement of doors, re-instatement and refurbishment of windows and door openings and new roof lights. Erection of new storage building. Provision of parking. (Retrospective) (Full Planning).

RELEVANT PLANNING HISTORY:

DC/26/1433	Change of use from barn / cattle shed to light industrial workshops with internal alterations, repairs to timber frame and plinth, alterations to roof form and external materials, re-instatement of doors, re-instatement and refurbishment of windows and door openings and new roof lights. Erection of new storage building. Provision of parking. (Retrospective) (Listed Building Consent)	Pending Consideration

DESCRIPTION OF THE SITE

The application site is located to the north of Steyning Road (A283) and forms part of the Wiston Estate. The site forms a cluster of former agricultural buildings to the east of the Farm House which is a Grade II listed building. The buildings are considered to be curtilage listed. The main barn is a six bay barn, internally the barn has an oak timber frame, built on a brick plinth. The building has been significantly altered with the elevations covered in corrugated metal sheeting and the roof structure altered to create an off-centre ridge, forming an asymmetrical roof. To the north of the larger barn, there is a smaller single storey building.

The surrounding area is rural in character, comprising a mixture of larger properties and former farmsteads. The South Downs National Park boundary lies to the south of the site on the opposite side of Steyning Road.

DESCRIPTION OF THE APPLICATION

The workshop buildings would be used by the ‘Making it Out’ charity, the charity is using the barn and stables as light industrial workshops and seeking retrospective planning permission for a change of use of these buildings to light industrial use to allow them to continue to use the barns in conjunction with the charity work. It is also proposed to erect a smaller open timber building next to the existing cattle shed barn which will be used for storage in conjunction with the workshop. The historic barn is in a poor

state of repair and has had multiple adaptions and temporary repairs which have affected the visual appearance of the historic barn.

The proposal seeks planning permission and listed building consent for a number of alterations to the larger barn. No physical alterations proposed to the cattle shed barn. The charity typically uses the building from Monday to Thursday during the daytime with occasional weekend use. The approximate number of people using the buildings are typically between 10-12 people.

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 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
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 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 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:
Wiston Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 12 October 2017.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
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
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 28: Community Facilities, Leisure and Recreation
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

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

The Local Plan is currently at examination, where the Inspector's letter dated 30.10.2026 concludes that the plan is sound, subject to the proposed main modifications and the limited number of further changes discussed within the letter. The final report from the Inspector is anticipated to be received in January 2027, where changes to the draft Schedule of Main Modifications will need to be published for consultation. Given this letter and the status of the Local Plan, the policies contained within the Horsham District Local Plan 2023-2040 (HDLP) are considered to be of significant weight.

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: Comment

The application is supported by a comprehensive heritage assessment. As stated, the farm buildings are not listed but should be considered to form part of the farmhouse complex. The proposal to return the large barn to a building that can be more intensively used will ensure it preserved and this will have a beneficial impact on the special interest of the principal building, Buncton Manor Farm. The details of the repair, rehabilitation and conversion to a multiuse building are acceptable. Satisfied the new detached store will not harm the setting of the listed building. The submitted detailed drawings are sufficient to avoid conditions in this case.

HDC Environmental Health: No Objection

This Department have no objections to this application, but are mindful to the neighbouring dwelling close to the site.

In order to mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls in the following areas: repairs and erection of new building and operation.

OUTSIDE AGENCIES

Ecology Consultant: No ecological objection subject to attached conditions

The bat emergence survey undertaken on the barn (single storey structure) in July 2026 concluded that it is unlikely that roosting bats are present in the building. The Bat Scoping Assessment (The Ecology Co-op, June 2026) that the outbuilding (single storey brick building) has no bat roost potential in the areas which will be impacted by the works and understand from the Application Form that there are no trees on site. However, as bats are mobile animals, support the non-licenced Precautionary Method Statement for bats in Section 5.1 of the Bat Emergence Survey Report (The Ecology Co-op, July 2026), which should be secured by a condition of any consent and implemented in full.

Satisfied that there is sufficient ecological information available for determination of this application.

The mitigation measures identified in the Bat Emergence Survey Report (The Ecology Co-op, July 2026) and Bat Scoping Assessment (The Ecology Co-op, June 2026) should be secured by a condition of any consent and implemented in full.

Southern Water: Comment

Insufficient information provided. Construction of the development shall not commence until details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

WSCC Highways: Comment

No alterations are proposed to the existing access arrangements. There is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

The Planning, Design and Access statement details that some workshops may be held onsite which result in associated vehicular movements, but the group size would be small and occur during the weekday daytime period. Therefore, the LHA are satisfied that the trips associated with the proposed use can be accommodated into the local highway network without adverse safety impact.

Under WSCC Parking Standards for Class E light industrial use, the LHA would expect at least eleven car parking spaces to be provided for a development of this size. From inspections of the plan, the site will retain twelve car parking spaces on the existing hardstanding and there is suitable space for onsite turning. Therefore, the LHA is satisfied with the proposed parking provision.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

South Downs National Park: Comment

Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.

The site is approximately 90m from the boundary of the National Park. The proposed development would be located in an area where there is pre-existing built form, and as such the development would likely result in minor impacts on the setting of the National Park.

The SDNPA would advise that any development within the setting of the Park, should contribute positively to ecosystem services and to biodiversity enhancements should be incorporated into the proposal. Any new planting should comprise native, locally characteristic species to provide meaningful ecological benefits and reinforce landscape character.

The proposal also includes rooflights within the main roofslope. While it is stated that the barn would be used during daytime hours only, the installation of automatic blackout blinds is recommended to minimise light spill during dusk and hours of darkness, particularly in the winter months.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

None received

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 10 of the HDPF states that in the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

(1) Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside;

Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

Policy 42 of the HDPF states that 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 encourage and supported. Particular account will be taken of the need to address the requirements stemming from, among others, the specific needs of community groups.

Policy 31 of the HDLP states that sustainable rural economic development and enterprise within the District as a whole will be supported where it is shown to generate local employment opportunities and economic, social and environmental benefits for local communities. Outside built-up area boundaries or secondary settlements, economic development which maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and will be supported provided that: it does not prejudice, and contributes to, the diverse and sustainable farming enterprises within the District; it contributes to the sustainable custodianship of the countryside; and in the case of non-farming countryside based enterprises and activities, it contributes to the wider rural economy and/or promotes recreation in, and the enjoyment of, the countryside. Proposals will be supported provided that they do not adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside and the location in question.

Policy 32 of the HDLP states that outside defined built-up areas and secondary settlements, conversion of redundant agricultural and forestry buildings to residential use, will be supported where all of the following criteria are met:

1. The building is in established agricultural or forestry use and it can be demonstrated that:

a) the current use is no longer necessary, or

b) the proposal would secure the future of an existing heritage asset or a building worthy of retention.

2. The building is appropriate for conversion given its existing scale, architectural merit, character and setting, including its relationship with surrounding uses.

3. The existing building is not so derelict as to require substantial reconstruction, significant alteration or extension.

4. The site is served by an existing metalled road or other suitable access to the local road network.

5. The proposal would not result in a property with an overly domesticated or urban character, nor adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area.

6. It is demonstrated that the proposal will: a) E enhance the immediate setting through its design and appearance, landscape design and materials.

Policy 27 of the HDLP states that development proposals must take positive measures to create socially inclusive and adaptable environments to meet the long-term needs of a range of occupiers and users and to ensure they support mixed, sustainable communities. Where relevant, proposals should take into account, among others, the requirements of people with additional needs including sensory or mobility difficulties, including the physically disable and/or those with learning disabilities; the coordination of services to fulfil the needs of children and young people; and the need to protect and enhance existing community facilities, services and open spaces, and/or provide new facilities, to meet the needs of existing and new communities.

The application proposes to change of use of the buildings to light industrial workshop, for use by the 'Making it Out' charity. The proposed change of use to light industrial would be in accordance with Policy 10 of the HDPF, due to the preference for commercial use rather than residential. The proposal would support a local charity and business, contributing to the wider rural economy through the provision of products made, as well as providing employment and wider social support and craft training for members of the community. The planning statement states that the light industrial uses would be contained within the two existing buildings on site. The buildings form part of a wider historic farmstead and comprise curtilage listed structures. The conversion to light industrial workshop provides the buildings with a viable use, while retaining their character and ensuring their future conservation.

In accordance with Policy 26, the development would comprise workshops that are used by a charity and business during the daytime, between Monday-Thursday with the occasional weekend use. Due to the retrospective nature of the proposal, the workshops are already in use, and it is not considered that these would significantly increase activity or traffic when compared with the former agricultural use. The development is not therefore considered to result in harm to the rural character of the area.

The change of use of the buildings to light industrial workshop would ensure their conservation, contribute to the wider local economy through the provision of products, and contribute to social wellbeing through the use by the charity. It is considered that the principle of development is acceptable.

Design and Appearance:

Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, Policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their

surroundings and the historic landscape in which they sit. Development should ensure that the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.

Strategic Policy 13 of the HDLP states that the natural environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape-led from the outset so that they can clearly inform the design and layout. Proposals will also be required to protect, conserve and enhance the landscape and townscape character, taking into account key features/areas identified as landscape importance, whilst ensuring development responds to individual settlement characteristics, and avoids coalescence where it would erode that character and sense of place.

Strategic Policy 19 of the HDLP states that high quality and inclusive design of all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, development should make efficient use of land and optimise the provision and use of buildings and open spaces within a site, taking into account the character, appearance and needs of the site itself, together with the appearance and needs of the surrounding area. Development should ensure that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, heritage, landscape, open spaces and routes within and adjoining the site. Proposals should use high standards of building materials, detailing, finishes and landscaping.

The development is part-retrospective, with works commenced in September 2021, but not completed. Therefore, the site represents a development in progress, with a number of buildings in need of alteration, while others are complete. There are no external changes to the workshop building for example. The proposed alterations to the other buildings seek to enhance the overall appearance, replacing modern materials with traditional vernacular materials. The parking serving the building would be located to the east of the existing building and within the internal courtyard.

The existing large barn presents a building in a poor state of repair. The proposed alterations involve reinstating the original barn roof form with a catslide over existing stores, installation of new dark stained timber weatherboard, refurbishment of existing timber barn doors and installation of glazed doors with fixed side lights, the retention and refurbishment of existing stable doors, glazed existing openings and adjustment of existing panels height to accommodate new internal floor level. The traditional character and appearance of the barn, and the collection of rural buildings within the site would be significantly enhanced by the proposed alterations. The application also proposes to install a new kitchen in the large barn.

The barn is located approximately 100m north of the boundary of the South Downs National Park (SDNP). The National Park's dark night skies are of specific importance. South Downs National Park Authority commented on the application, noting that the submission does not confirm whether external lighting is proposed, so a condition controlling external lighting should be imposed. Furthermore, there are rooflights within the main roofslope of the barn. The SDNP Authority recommended the installation of automatic blackout blinds to minimise light spill during dusk and hours of darkness. This is acknowledged; however, the building will be used in daytime hours only, so this will minimise potential light spill into the South Downs National Park which sits approximately 100m away from the barn.

The proposed storage outbuilding presents a simple form and design, comprising timber weatherboarding and framing and corrugated metal roofing sheets. The design of the roof was altered to be more in keeping with the traditional roof forms in the wider farm layout, and it is considered that the proposed siting of the building is appropriate. The modest, timber clad building will remain sympathetic in terms of appearance to the group of traditional buildings within the farm courtyard.

The proposal is therefore considered to be of a design, form and scale which is appropriate to the existing character and appearance of the area, and which would not harm the character and appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Heritage:

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.

Strategic Policy 21 of the HDLP states that the Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets and their settings. Development will only be supported if they preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, including traditional architectural form, proportion, detailing, materials, and where appropriate, landscape features.

The farm buildings themselves are not listed; however, they form part of the farmhouse complex, which is Grade II listed. The farm buildings are located to the south-east of the main farmhouse and therefore, form part of the setting and context of the historic buildings.

HDC Conservation supported the repair, rehabilitation and conservation of the multiuse building, and was satisfied that the detached store would not harm the setting of the listed building. The proposal to return the large barn to a building that can be more intensively used and will ensure it is preserved and this will result in a beneficial impact on the special interest of the principal building, Buncton Manor Farm.

It is considered that the proposal would be of a suitable scale, using materials that match those on the existing farm buildings, and retaining the footprints of the building as far as possible. The proposal would not result in harm to the setting of the listed farmhouse building and would preserve and retain the historic value of the setting. The proposal for the change of use, repairs, rehabilitation and conservation of the farm buildings, are considered to preserve the historic interest of the Grade II listed building, in accordance with development plan policies.

Residential Amenity:

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

Strategic Policy 19 of the HDLP states that proposals should provide and retain a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and/or vibration, and having regard to the sensitivities/impact of surrounding development.

Policy P3 (Living conditions and pollution) of the NPPF states that development proposals should be appropriate for the location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site, and whether this is as a result of the development itself or the product of pre-existing conditions in its vicinity. Subparagraph 2 states that within this context, development proposals should provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light and other sources of pollution; and should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil, or other forms of pollution on or beyond the site.

The site is located approximately 45m from Buncton Manor Farm House to the west and 7m from the agricultural buildings to the north. The Planning Statement states that there is a degree of noise associated with the agricultural activity of the buildings to the north, including tractors and machinery,

and the use of the barns as light industrial workshops would occur during the daytime, predominantly on weekdays with some occasional weekends.

Due to the distance to the nearest residential dwelling, and the presence of other industrial and agricultural buildings within the vicinity, it is considered that the noise generated from the use would be expected and would not be harmful to the occupiers of the property. The cumulative impact of the development, when considered in the context of the existing uses and activity, is also not considered to raise any amenity concerns. No representations have been received.

Highways Impacts:

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

Policy 25 of the HDLP states that adequate parking facilities, which should have regard to adopted parking standards guidance, must be carefully designed into developments to meet the needs of users whilst achieving people-focused streets. Consideration should be given to the needs of motorcycle parking and vehicles for the mobility impaired including motor scooters. Adequate, safe and secure parking and overnight storage facilities for bicycles must be provided within developments. These must be conveniently located to encourage the use of sustainable modes of transport. Adequate parking and plug-in charging facilities must be provided to cater for the anticipated increased use of electric, hybrid or other low emission vehicles.

The application site would utilise the existing access to Buncton Manor Farm from the Washington Road. No alterations are proposed to the existing access. The Planning Statement states that the change of use has resulted in some vehicular activity associated with the teaching and use of the workshops by the charity organisation. This is during the weekday daytime period, comprising small groups ranging between 10-12 people. The Site Plan indicates some parking areas, demonstrating provision for twelve vehicles.

It is considered that there is sufficient vehicular parking provision for the use on site and through utilising the existing access point, there would be minimal changes to the existing arrangement. WSCC Highways had no objections to the proposal and did not consider that it would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

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.

Strategic Policy 17 of the HDLP outlines that the Council will support appropriate new development which retains and enhances significant features of nature conservation value on development sites, embeds nature-positive measures and minimises impacts on biodiversity. Proposals must give appropriate consideration to protected, priority and notable species. They will be expected to protect populations or protected, priority and notable species and seek to aid their recovery, and must conserve, restore and enhance priority habitats, and should create and manage appropriate new habitats.

A Bat Emergence Survey Report and Bat Scoping Report were submitted with the application. The emergence survey concluded that it is unlikely that roosting bats are present in the barn. The scoping report confirmed that the outbuilding has no bat roost potential in the areas which will be impacted by the works. The Council's Ecologist supported the recommendations in the reports and were satisfied that there was sufficient ecological information available for determination of the application. The mitigation measures should also be secured by condition. No objections are raised to the proposal from an ecological perspective.

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 site area is less than 0.2 hectares and is therefore exempt under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2026.

Conclusions:

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

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
	322.65	322.65	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 **Regulatory Condition**: Within 3 months of the date of permission hereby granted, a plan showing the layout of the provision of car parking spaces for vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be made available within one month of approval and thereafter shall be retained for use at all times.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

3 **Regulatory Condition**: Within 3 months of date of permission hereby granted, details for the provision for the storage of refuse and recycling facilities should be submitted to and approved in writing by the Local Planning Authority. The approved details shall be made available within one month of approval and 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).

4 **Regulatory Condition**: Within 3 months of the date of permission hereby granted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be made available within one month of approval and thereafter be retained for use at all times.

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

5 **Regulatory Condition**: Within 3 months of date of permission hereby granted, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be 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).

6 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the premises hereby permitted shall be used for light industrial and storage under Class E(g)(iii) and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the countryside location under Policy 26 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The premises shall not be open for trade or business except between the hours of 08.00-18.00 Monday - Friday, 09.00-13.00 on Saturdays and at no times on Sundays or Bank Holidays (inclusive).

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: Deliveries and dispatch associated with the development hereby granted shall not be undertaken except between the hours of 08.00-18.00 Monday - Friday, 09.00-13.00 on Saturdays and at no times on Sundays or Bank Holidays (inclusive).

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: No external storage of any materials or waste shall take place at any time.

Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: No external lighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 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 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).

12 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (The Ecology Co-op, July 2026) and Bat Scoping Assessment (The Ecology Co-op, June 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licenced Precautionary Method Statement for bats in Section 5.1 of the Bat Emergence Survey Report (The Ecology Co-op, July 2026), which avoids impacts on European Protected Species.

This may 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 LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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 meet a defined criteria.

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/26/1432
(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
Section plan	Kitchen Section	2507BU_201 Revision 000	07.09.2026
Floor plan	Repairs Schedule: Ground Floor Plan	2507BU_300 Revision 000	07.09.2026
Elevation plan	East + West	2507BU_102 Revision 000	07.09.2026
Elevation plan	North	2507BU_103 Revision 000	07.09.2026
Elevation plan	South	2507BU_104 Revision 000	07.09.2026
Floor plan	Ground Floor Plan	2507BU_101 Revision 000	07.09.2026
Elevation & Floor plan	Floor Plan and Elevations	2507BU_100 Revision 000	07.09.2026
Location & Block plan	Location Plan	2507BU_000 Revision 01	07.09.2026
Plans	Repairs Schedule: Cross Frames 3-6	2507BU_304 Revision 000	07.09.2026
Plans	Repairs Schedule: Cross Frames 7-9	2507BU_305 Revision 000	07.09.2026
Plans	Repairs Schedule: Frames A and B	2507BU_302 Revision 000	07.09.2026
Plans	Repairs Schedule: Frame C and C Frames 1/2	2507BU_303 Revision 000	07.09.2026
Roof plan	Repairs Schedule: Roof Plan	2507BU_301 Revision 000	07.09.2026
Elevation & Floor plan	Storage Outbuilding	2507BU_105	15.10.2026

		Revision 01	
Details plan	Build-Up Details	2507BU_200 Revision 000	07.09.2026
Supporting Statement	Bat Emergence Survey Report by The Ecology Co-Op dated 30.07.2026	P11626	07.09.2026
Supporting Statement	Bat Scoping Assessment by The Ecology Co-Op dated 15.06.2026	NONE	07.09.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 10.11.2026

Authorising Officer sign/initial Tamara Dale Date: 12.11.2026