



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

**Chancton Down Horsham Road Steyning West Sussex
Conversion of cattery building into 1no. dwelling.**

Your application DC/25/1994 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Nikolas Antoniou
NJA Town Planning Ltd
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RH6 0PA

Application Number: DC/25/1994

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

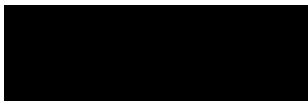
On behalf of: Mr and Mrs Wycherley

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of cattery building into 1no. dwelling.

Chancton Down Horsham Road Steyning West Sussex

to be carried out in accordance with Application No. DC/25/1994 submitted to the Council on 16/12/2025 and subject to compliance with the plans/documents and conditions specified hereunder.



Emma Parkes
Head of Development and Building Control

Date: 01/04/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location plan		L01 REV A	03.12.2025
Site plan	Proposed	SP02 REV A	03.12.2025
Site plan	Existing	SP01	03.12.2025
Elevation plan	Proposed	04	03.12.2025
Section plan	Proposed	05	03.12.2025
Block plan	Proposed	BP01	03.12.2025
Elevation & Floor plan	Existing	EX01 REV B	16.12.2025
Floor plan	Proposed and Roof	X01	03.12.2025

Supporting Docs	Preliminary Ecological Appraisal	C-NJA-072-001-001	03.12.2025
Supporting Statement	Planning, Design and Access	NONE	03.12.2025
Supporting Docs	Bat Emergence Survey Report	C-NJA-072-002-001	03.12.2025
Supporting Docs	Appendix 1-8	NONE	03.12.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

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

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

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

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

- 4 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology Ltd., October 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 NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 5 **Pre-Occupation Condition:** Prior to occupation, a "lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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).

- 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 provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and 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 cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 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 a minimum provision for gigabit-capable 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 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 10 **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 [SP02, 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).

- 11 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025) and Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in Section 6.2 of the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025), which avoids impacts on European Protected Species.

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).

- 12 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the 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).

- 13 **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).

- 14 **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 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

Note to Applicant - Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5

metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant – Community Infrastructure Levy (CIL):

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hdp.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1994

Chancton Down, Horsham Road, Steyning, West Sussex, BN44 3AA

DESCRIPTION:

Conversion of cattery building into 1no. dwelling.

RELEVANT PLANNING HISTORY:

DC/16/2057	Removal of condition 3 of ST/12/65 agricultural occupancy condition	Application 18.10.2016	Permitted	on
DC/16/1584	Non-compliance with agricultural occupancy condition under condition 3 of planning reference ST/12/65 (Certificate of Lawful Development - Existing)	Application 26.08.2016	Permitted	on
DC/07/2306	Boarding cattery containing 31 units	Application 05.12.2007	Permitted	on
ST/12/65	2 farmers cottages at poultry farm (From old Planning History)	Application 07.04.1965	Permitted	on

DESCRIPTION OF THE SITE

The application site lies to the east of Horsham Road, outside of the designated built-up area. The site includes a dwelling and a cattery building, under the same ownership, positioned to the south of the dwellinghouse. The building is utilised as a commercial boarding cattery, and the building is not currently vacant.

DESCRIPTION OF THE APPLICATION

The application seeks permission for the conversion of the existing cattery building into a three-bedroom dwelling. The proposal includes the insertion of new windows and doors, and the dwelling will be finished in a grey slate roof and horizontal timber cladding to the elevations. The proposed conversion would create a dwelling with 2 bedrooms, 1 guest bedroom, dining/kitchen/sitting room, utility room, ensuite, study and hallway.

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 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 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking

Steyping Neighbourhood Development Plan (2019-2031):

SNPD3: Contribution to Character

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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 Environmental Health: Comment

The main concern with the application was the proximity to the adjoining Chanctonford business park to the south, which includes a children's nursery and other commercial uses. The noise monitoring results provided do not show any indication of significant noise from these commercial activities. The measured noise levels are consistent with road traffic noise from B1235 Horsham Road being the dominant source of noise at the application site.

Accordingly, no additional measures are required with respect to noise.

Ecology Consultant: No ecological objection subject to attached conditions

We note from the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025) that the two bat emergence survey undertaken on Building B1 (former cattery) in August and September 2025 concludes that roosting bats are likely absent from the building. However, as six bat droppings were found in Building B1 during the survey in August 2025 (Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025), we support the non-licensed Precautionary Method Statement for bats in Section 6.2 of the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025). This should be secured by a condition of any consent and implemented in full. We understand from the Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025) that no trees or hedgerows will be removed during the development.

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

The mitigation measures identified in the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025) and Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality, including bats.

WSCC Highways: Comment

The site is served by an existing vehicle access point on Horsham Road, and no alterations are proposed to this existing arrangement. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Horsham Road. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A new parking area is proposed to serve the site, and this appears suitably sized to accommodate at least three car parking spaces in accordance with WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so, to promote sustainable travel.

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.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Steyping Parish Council: No Objection

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application is located outside of the designated built-up area boundary and is therefore within a countryside location.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF and therefore is considered to be in a countryside location in policy terms.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Policy 10 of the HDPF supports rural economic activity as a priority and expects rural buildings to be used for business and commercial purposes before residential conversion. Development in the countryside should protect its character, reuse existing suitable buildings where possible, and contribute to the rural economy. Only in exceptional cases, may residential conversion be supported, provided the proposal fits its rural setting and can accommodate parking within the site.

Policy 32 of the draft Horsham District Local Plan supports the conversion of redundant agricultural or forestry buildings to residential use outside built-up areas where the existing use is no longer needed or where the proposal would secure the future of a heritage asset. The building must be suitable for conversion in terms of its scale, character and setting, structurally sound enough to avoid major reconstruction, and served by an appropriate existing access. Any residential scheme must avoid creating an overly domestic or urban appearance, protect the rural character of the wider area, and demonstrate enhancements to both the immediate setting and local biodiversity.

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. The site is located outside any of the District's defined built-up area boundaries (BUAB) and does not form part of Horsham's adopted development plan. As a result, residential development in this location would conflict with the requirements of Policy 4 and would not usually be considered acceptable in principle.

In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. These include development that enables the sustainable development of rural areas, but do not include any explicit provision for reuse of existing buildings.

The building is outside of the designated built-up area and outside any future secondary settlements. A planning application at Wappingthorn Lodge (DC/23/0627), approximately 0.2km away from the application site, sought planning permission for the conversion of stables, garage and machinery store to form 1 no dwellinghouse. The application was refused due to it being residential development within a countryside location. The subsequent appeal decision was approved. While the Inspector acknowledged the development would be in conflict with the development plan and not in a sustainable location due to the lack of footpaths to get to services in Steyning; other material considerations, such as the presumption in favour of sustainable development, indicated that a decision should be made other than in accordance with the development plan.

It is acknowledged that the site remains outside of the built-up area and is therefore contrary to Policy 4. However, Policy 10 of the HDPF supports the retention of buildings through conversion, albeit residential conversion is only accepted in exceptional cases. Furthermore, Policy 32 of the draft Local Plan also supports the conversion of redundant agricultural buildings outside the built-up area to residential where the existing use is no longer required. It is considered in both these policies, that conversion which retains the existing building would be favourable outside the built-up area, and the application site, which also sits outside the built-up area and is a building that is no longer needed for its original purpose would fit this brief.

Furthermore, due to appeal site being in a similar location to the subject application site, it is considered that the appeal decision is a material consideration in the assessment of this application. The subject application site would be 0.2km closer to the built-up area boundary of Steyning and therefore is considered to be no more worse off than the appeal site. While it is acknowledged that the proposal for a new dwelling would not be in a sustainable location, it would be compliant with Policy 26 as it is a conversion of an existing building, rather than the erection of a new building. It is considered that the benefits of converting an existing building carry a comparable level of weight to the overall level of harm caused by the dwelling being in an unsustainable location. While it is acknowledged that both Policy 10 of the HDPF and Policy 32 of the draft local plan hold limited weight, it is considered that these are directive in how redundant agricultural buildings should be viewed and how these should be developed. Taking the combination of the recent appeal decision, coupled with the proposal being a conversion of an existing building in accordance with Policy 10 of the HDPF and Policy 32 of the draft Local Plan, it is considered that the principle of development would be acceptable.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The building is wholly contained within the existing, predominantly well-screened site boundaries and set back from Horsham Road. The dwelling would not be particularly visible from the street scene, due to its distance from the road and screening. The site is well screened by existing boundary treatment and is not situated within a prominent countryside location. Therefore, there would be no impact on the character and appearance of the area outside of the application. There is an existing dwelling on site, Chancton Down, there would however, be sufficient distance and screening between the buildings to ensure there is adequate privacy and amenity space.

The proposal makes use of an existing building on site, which appears suitable for conversion with appropriate and sensitive alterations and no extensions proposed. The overall scale of the building would not be altered, and the appearance is considered to be significantly improved. New windows and doors are considered satisfactorily sited. There is also sufficient storage of refuse and recycling bins to ensure no adverse impacts on surrounding locality. The conversion works are sensitive to the character and scale of the existing building. The materials would be sympathetic to the character of the building and the rural location.

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.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and

spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposed dwelling is located approximately 20m away from the existing residential dwelling, Chancton Down, and excluding the existing dwelling on site, there are no nearby residential amenity that would be impacted by the proposed conversion of the existing building. Due to be situated at an appropriate distance away from other residential development, it is considered that the proposal would not result in unacceptable overbearing, overshadowing or overlooking, and would not give rise to any noise or disturbance. The dwelling would utilise the existing access road and this would remain in use. It is therefore considered that the proposal would be in accordance with the above policy.

Highways Impacts:

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

The proposed dwelling would utilise the existing access from Horsham Road, with no alterations proposed. WSCC Highways were satisfied that there are no apparent visibility concerns with the existing point of access and that the proposed development is not anticipated to give rise to a material intensification of use of the existing access point. The site plan indicates a parking area, which could suitably accommodate at least three car parking spaces according to WSCC Parking Standards. On-site turning appears achievable and there is more than sufficient space available for appropriate car parking and turning of vehicles. There was no objection from WSCC Highways, with the site able to accommodate sufficient parking provision. The Local Highways Authority did not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. It is therefore considered that the proposal would be in accordance with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The application is supported by a Preliminary Ecological Appraisal (PEA) and Bat Emergence Survey Report. The PEA confirmed the proposed development would not adversely impact any ancient woodland or protected landscapes, recommending ecological enhancements and habitat mitigation measures to ensure no adverse harm to protected species. The PEA found the building to have moderate suitability for roosting bats and recommended further surveys. The building was subsequently investigated and the Bat Emergence Survey Report concluded that the development is reasonably unlikely to result in harm to individual bats or adversely impact bat roosts. The development will be compliant with the legislation and planning policy outlining the protection of bats. Ecology was consulted and confirmed that they were satisfied there is sufficient ecological information available to support determination. The mitigation measures identified in the surveys should be conditioned and implemented in full. No objection was raised by Ecology, with conditions recommended to secure the mitigation and enhancement measures. The proposed development is therefore considered to accord with the above policy.

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:

Noise Impacts:

Environmental Health were consulted and highlighted that the cattery building is located immediately on the boundary with the car park and businesses operating from the Chanctonfold Business Park. An environmental noise survey was requested to ensure the proposed development does not prejudice the operations at the business park. The applicant provided a noise impact assessment which concluded that the noise levels at site are likely to remain at similar levels pre and post construction and no indication of significant noise from commercial activities from Chanctonfold Business Park. Environmental Health were satisfied with the report and concluded that no additional measures were required with respect to noise.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

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

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

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development 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 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusion and Planning Balance:

The proposal represents residential development situated outside the defined built-up area boundary which is contrary to Policy 4 of the HDPF. However, the proposal must be assessed in the context of other relevant policies and material considerations. Such as Policy 10 of the HDPF and draft Policy 32 of the Local Plan; both of which seek to retain and reuse rural buildings where possible. Although, it is acknowledged that both policies carry limited weight, as the HDPF is out of date, and the draft local plan is at examination stage. However, it still forms a basis for understanding the Council's approach to rural building reuse.

In this case, the building is no longer required for its original purpose and is capable of conversion without major alteration. The proposal would align with the objectives of Policy 10 of the HDPF and Policy 32 of the draft Local Plan, which support the principle of retaining and reusing existing rural structures where this can be achieved without wider countryside harm. Significant weight is also afforded to the recent appeal decision at Wappingthorn Lodge (DC/23/0627) located approximately 0.2km from the site. In the appeal decision, the Inspector accepted that the development was contrary to the spatial strategy and not in a sustainable location, but justified a decision on other material considerations, with the circumstances of this appeal comparable to the appeal site, with the appeal site slightly closer to the built-up area boundary of Steyning. The appeal therefore represents a strong material consideration that weighs in favour of the proposal.

When considered cumulatively, the harm arising from the proposal's conflict with Policy 4 and its countryside location is tempered by the fact that the proposal is for the conversion of an existing building rather than a new build development and would involve the long-term retention of a redundant rural structure. The weight of Policy 10, draft Policy 32 and the recent appeal decision is therefore considered sufficient to outweigh the identified policy conflict.

On balance, it is therefore concluded that while the proposal is contrary to Policy 4 of the HDPF, the material considerations in favour of the development carry significant weight. As such, the proposal is considered acceptable and is 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
District Wide (Zone 1)	167m2	167m2	0m2
	Total Gain		0m2
	Total Demolition		0m2

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

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

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

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

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

- 4 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology Ltd., October 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 NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 5 **Pre-Occupation Condition:** Prior to occupation, a "lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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).

- 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 provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and 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 cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 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 a minimum provision for gigabit-capable 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 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 10 **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 [SP02, 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).

- 11 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025) and Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in Section 6.2 of the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025), which avoids impacts on European Protected Species.

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).

- 12 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the 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).

- 13 **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).

- 14 **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 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity 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/25/1994

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		L01 REV A	03.12.2025
Site plan	Proposed	SP02 REV A	03.12.2025
Site plan	Existing	SP01	03.12.2025
Elevation plan	Proposed	04	03.12.2025

Section plan	Proposed	05	03.12.2025
Block plan	Proposed	BP01	03.12.2025
Elevation & Floor plan	Existing	EX01 REV B	16.12.2025
Floor plan	Proposed and Roof	X01	03.12.2025
Supporting Docs	Preliminary Ecological Appraisal	C-NJA-072-001-001	03.12.2025
Supporting Statement	Planning, Design and Access	NONE	03.12.2025
Supporting Docs	Bat Emergence Survey Report	C-NJA-072-002-001	03.12.2025
Supporting Docs	Appendix 1-8	NONE	03.12.2025

DELEGATED

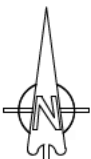
Case Officer sign/initial Bethan Tinning Date: 01.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 01.04.2026

IF IN DOUBT PLEASE ASK

REF	DESCRIPTION
SUCH REPRODUCTIONS SHOULD INCLUDE THIS	

A	REVISED BOUNDARY
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FOR

MR. & MRS. WYCHERLEY

SITE

HORSHAM ROAD, STEYNING
WEST SUSSEX, BN44 3AA

TITLE

LOCATION PLAN

C/No.	O/No.
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