Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1002
Wappingthorn Lodge , Horsham Road, Steyning, West Sussex, BN44 3AA

DESCRIPTION:

Demolition of existing buildings, and construction of a detached dwelling.

RELEVANT PLANNING HISTORY:

DC/22/1018	Extensions, alterations and change of use of stables, garage and machinery store to form 1no dwellinghouse.	Application Refused on 05.12.2022
DC/23/0627	Extensions, alterations and change of use of stables, garage and machinery store to form 1no dwellinghouse.	Allowed on Appeal 10.12.2024

DESCRIPTION OF THE SITE

The application relates to an existing collection of buildings sited to the west of Wappingthorn Lodge, Horsham Road (B2135), comprising a stable, a two-bay car port, and a store building to the rear. The buildings comprise a blockwork base and timber frame, with timber cladding to all elevations and a corrugated roof. The surrounding yard is laid to hardstanding, bound by mature and established trees and foliage to its northern boundary, and a hedge to the side and southern boundary. A sandschool is sited to the west of the site. The site is located outside of the built-up area boundary, within an area made up of open fields and sporadic residential development and agricultural uses along the main road.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the demolition of the existing buildings and the erection of 1no. 4-bed dwelling.

The proposed dwelling would be positioned centrally within the plot and would be oriented to face north-east. The proposal would incorporate single storey pitched projection to the front elevation, with mono-pitched dormers to the roof, and would include 2no. two storey pitched gable projections to the rear (one including a balcony). The proposal would be finished in timber cladding and brick plinth, with slate tiles to the roof.

A parking area would be located to the east of the proposed dwelling, with private amenity space positioned to the east.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Steyning Neighbourhood Plan (2019-2031):
SNDP1 – Green Infrastructure & Biodiversity
SNDP2 – Responsible Environmental Design
SNDP3 – Contribution to Character

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
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 23: Infrastructure Provision

Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

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

Steyning 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:

INTERNAL CONSULTATIONS

HDC Arboricultural Officer: Comment

The amended Location Plan No. LO1 shows that the area of designated AW to the north of the proposed dwelling has been omitted from the red site boundary line. As such, the AW no longer forms part of the application, and the above comments have been addressed; therefore, no Arboricultural concerns are raised

HDC Environmental Health: Comment

Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, and the likely presence of made ground associated with the current development we are of the view that the ground on the site has the potential to be contaminated.

Given the land use history, as detailed above, and the fact that proposed use is sensitive to the presence of contamination the application should be supported by preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Rainwater harvesting systems can be highly contaminated. To provide the LPA with sufficient confidence that the RHS will be maintained and managed for the lifetime of the development a detailed private water supply management and maintenance plan will therefore need to be submitted in support of the application.

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled.

OUTSIDE AGENCIES

Natural England: Comment

Concur with the conclusion of the Authority's HRA Appropriate Assessment insofar that adverse effects on the integrity of the Arun Valley Designated Sites can be ruled out. As such, no objections subject to the delivery, management and maintenance of measures identified in the Water Neutrality Statement to achieve water neutrality.

Natural England (Subsequent Standing Advice): 2021 Position Statement on Water Neutrality Withdrawn

On 31st October 2025, we wrote to the relevant local authorities to formally withdraw this Position Statement on the basis that a package of measures has been agreed which ensures no adverse effect on the integrity of the Arun Valley designated sites, without the need for development to demonstrate neutrality.

Note that your authority, as competent authority, feels that further information is required before you can be satisfied that the agreed package of measures can be sufficiently secured and effective in practice, namely the formal amendment of Southern Water's abstraction licence by the Environment Agency. Therefore, in the interim period, your authority has proposed to continue undertaking appropriate assessments and to utilise the demand capacity generated by Southern Water's efficiency savings originally planned to be used by the Sussex North Water Certification Scheme (SNWCS) to conclude no adverse effect on integrity.

Natural England advises the package of measures agreed with Southern Water, Natural England and the Environment Agency removes the risk of a likely significant effect. However, acknowledge that your authority has proposed an alternative approach.

Natural England has previously reviewed and agreed the Southern Water efficiency savings figures (3.24Ml/day) and are satisfied that they are reliable. Therefore, if consulted on future planning applications which seek to benefit from these efficiency savings, Natural England will not raise an objection on the basis of adverse effect risk.

Southern Water: Comment

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

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

WSCC Highways: Comment

The site is accessed via Wappingthorn Farm Lane, a private route maintained as a public right of way Footpath STE/2596/4. The red edge of the site boundary also includes a portion of the PROW.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway at this point. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

A dwelling of this size in this location would generate the requirement for 3 parking spaces. The planning application outlines a reduction in parking from 4 spaces to 2.

The proposed plans demonstrate a large hardstanding area fronting the property to be used as a parking provision. Although individual spaces have not been shown there does appear sufficient space to accommodate the likely demand with the ability for vehicles to turn to exit onto the publicly maintained highway in a forward gear.

Should planning consent be granted, the LHA advise a condition securing secure and covered cycle parking alongside it.

It is anticipated that refuse and recycling collection arrangements would be serviced roadside. Manual for Streets does state that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel more than 25m to collect/deposit bins. This is however a matter of amenity for the Local Planning Authority (LPA) to consider. The applicant is advised to contact the waste disposal authorities to ascertain whether the practise would be acceptable.

The Local Highway Authority does 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, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSCC Rights of Way: No Objection

Public Footpath (FP) 2596 appears to run along the access to the property and whilst the applicant may have a private right of vehicular access it is important for them to note that public rights take precedent over private rights of access. Therefore, during construction and as part of any vehicular access all vehicles should give way to lawful public path suers, in this case pedestrians.

This public footpath cannot be blocked or restricted in any way without prior consent of WSCC's Public Rights of Way (PRoW) Team. The surface of the FP cannot be disturbed or changed without prior consent of WSCC's PRoW Team. Any damage done to the surface in exercise of private vehicular rights, whether day to day or as part of the proposed development is the responsibility of the landowner/those with private rights to make good and any works to this route must be approved by WSCC's PRoW Team prior to works beginning.

PUBLIC CONSULTATIONS:

No representations received

Parish Comments:

Steyning 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:

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and 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.

Policy 4 of the HDPF refers to the expansion of settlements outside the built-up area, and states that such development is only 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.

As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF,

development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge.

Paragraph 83 of the NPPF states that "to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

Paragraph 84 of the NPPF continues that "planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The term “isolated” is not defined within the National Planning Policy Framework, but case law has confirmed that it should be given its ordinary objective meaning of remote and far away from other places, buildings and people, and separate or remote from a settlement, services, and facilities. It was concluded in the Braintree Judgement that a settlement would not necessarily exclude a cluster of dwellings. The application site is located within close proximity to a number of residential dwellings and other buildings, and given this spatial context is not considered to be “isolated” in its truest sense, and does not therefore engage the considerations of paragraph 84.

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. This criterion includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The proposed development does not meet any of this criterion, nor is it considered to be essential to the countryside location, and does not therefore comply with Policy 26 of the HDPF.

The proposed development would not accord with the spatial strategy as set out in Policies 2, 3,4 and 26 of the HDPF. It is however recognised that the site is subject of an earlier planning permission under reference DC/23/0627 relating to the conversion of the buildings to 1no. 4-bed dwelling. This application was considered at appeal by the Planning Inspector, where it was acknowledged that while future occupiers would be reliant on private vehicles, where this weighs against the proposal, the distance to local services would be short and a good range of facilities and services is available. The proposal would not introduce housing in an isolated location and consequently the harm identified was considered to be of moderate weight. It was also noted that the proposed development would make a modest contribution to the supply of housing, and modest economic benefits would arise. There would be a small contribution to the diversity of housing stock and the proposal would make use of an existing building without harming the character and appearance of the area. Considered collectively, the benefits of the proposal carry a comparable level of wight to the overall level of harm. On this basis, it was concluded that the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, and the proposal was considered to benefit from the presumption in favour of sustainable development.

The principle of residential development on the site has been agreed by the previous application under planning reference DC/23/0627. While it is recognised that weight was given to the re-use of existing buildings, this was not a definitive matter that tipped the balance in favour of the proposal, with the Inspector considering that the site was of an acceptable distance to services and facilities. The Inspector

considered that a residential dwelling would contribute to housing need and would result in economic benefits.

While the current proposal seeks to demolish the existing buildings and replace with a new-build dwelling, the proposal would result in no greater intensity or level of activity than the previous planning permission. Based upon the conclusions of the Planning Inspector, it is considered that the principle of development is acceptable, subject to all other material considerations.

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.

Policy SNDP3 of the Steyning Neighbourhood Plan states that development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development should respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The proposed dwelling would be positioned centrally within the plot and would be oriented to face north-east. The proposal would incorporate single storey pitched projection to the front elevation, with mono-pitched dormers to the roof, and would include 2no. two storey pitched gable projections to the rear (one including a balcony). The proposal would be finished in timber cladding and brick plinth, with slate tiles to the roof.

The application site currently comprises several utilitarian buildings that are sought to be demolished to accommodate the development. These buildings are not considered to be of any particular visual or aesthetic interest, albeit that they do sit comfortably within the rural context of the site. The removal of this built form would not however be considered to result in visual harm to the amenity of the site and surroundings.

An earlier planning application under reference DC/23/0627 sought the conversion of the existing buildings, along with extensions and alterations to form a dwelling. It was considered at this stage that the addition to the buildings would retain the overall form and utilitarian character of the building, with the resulting building not considered to present any more visual harm over and above the existing arrangement.

The proposed dwelling would sit comfortably within the context of the site and would be of a proportionate size when considering the nearby built form. The proposed form and material finish would appropriately reflect the rural character of the countryside location, with the proposal considered to relate sympathetically to the site and surroundings. For these reasons, the proposed development is considered to 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.

Policy SNDP3 of the Steyning Neighbourhood Plan states that development proposals should respect the amenity of properties in the immediate locality.

The application site is located at a distance from the nearby residential properties. Given the separation distance, coupled with the existing boundary screening on each site, the introduction of new window openings at both ground and first floor levels are not considered to result in an unacceptable level of overlooking. In addition, the proposal is not considered to result in an unacceptable impact through overshadowing or overbearing. For these reasons, the proposed development is considered to accord with the above policies.

Highways Impacts:

Policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. In addition, proposals should minimise conflict between traffic, cyclists and pedestrians. Policy 41 of the HDPF aims to ensure that developments are served by adequate parking facilities including provision for cycle, motorcycle, low emission vehicles and the mobility impaired.

The proposal would incorporate no alterations to the access from the main road. Following consultation with WSCC Highways, it is not anticipated that the proposed use would intensify use of the junction compared to the existing use.

A dwelling of this size in this location would generate the requirement for 3 parking spaces. The planning application outlines a reduction in parking from 4 spaces to 2 spaces, albeit that there is considered to be ample hardstanding proposed to accommodate anticipated parking needs.

It is considered that conditions could be imposed to secure a parking layout, cycle parking and EV charging. Subject to such conditions, the proposal is considered to accord with the above planning policies.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters:

Contaminated Land:

Following consultation with Environmental Health, it is recognised that the historic agricultural use of the site, a land use which is potentially contaminating, and the likely presence of made ground associated with the current development, could mean that the ground on the site is contaminated. It is therefore

considered reasonable and necessary to require the submission of a Preliminary Contamination Assessment. It is however considered that this could be secured by a suitably worded condition.

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.

Should the proposed development be approved, 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 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

Conclusions:

The principle of residential development on the site has been agreed by the previous application under planning reference DC/23/0627. While it is recognised that weight was given to the re-use of existing buildings, this was not a definitive matter that tipped the balance in favour of the proposal, with the Inspector considering that the site was of an acceptable distance to services and facilities. The Inspector considered that a residential dwelling would contribute to housing need and would result in economic benefits. While the current proposal seeks to demolish the existing buildings and replace with a new-build dwelling, the proposal would result in no greater intensity or level of activity than the previous planning permission. The proposal is therefore considered acceptable in principle.

The proposal would result in an improvement to the site, where the proposal is considered to be of a design, form and appearance that would appropriately reflect the character and visual amenity of the area. The proposal would result in no further harm to the amenities of residential properties or users of land, where the access arrangements are considered acceptable. Water neutrality has been demonstrated.

For these reasons, the proposal is considered acceptable.

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 the following components of a scheme to deal with the risks associated with contamination (including asbestos contamination) of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

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

4 **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).

5 **Pre-Commencement (Slab Level) Condition**: No new-build development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- Purpose and conservation objectives for the proposed enhancement measures;

- detailed designs to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans;
- persons responsible for implementing the enhancement measures;
- details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

6 **Pre-occupation Condition**: Prior to the first occupation of the dwelling hereby approved, 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).

7 **Pre-Occupation Condition**: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 3 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 3, unless otherwise agreed in writing by the Local Planning Authority.

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

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan reference 01 REV E and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9 **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).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with plan reference 01 REV E. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

12 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

13 **Regulatory Condition**: No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of 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, B, C, E, or F of Part 1, or Class A of Part 2 shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to control the development 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/25/1002
(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
Site plan	Existing Site Plan	EX01 REV A	18.06.2025
Elevation & Floor plan	Existing Buildings Stable Block and Garages	EX02 REV A	18.06.2025

Elevation & Floor plan	Existing Building Machinery Store	EX03 REV A	18.06.2025
Floor plan	Existing Building Stable Block, Garages and Machinery Store	EX04 REV A	18.06.2025
Location plan	Location Plan	LO1 REV F	16.09.2025
Site plan	Proposed Site Plan	01 REV E	17.09.2025
Floor plan	Proposed Dwelling Ground Floor Plan	02 REV B	18.06.2025
Floor plan	Proposed Dwelling First Floor Plan	03 REV B	18.06.2025
Roof plan	Proposed Dwelling Roof Plan	03b REV A	18.06.2025
Elevation plan	Proposed Dwelling Elevations	04 REV B	18.06.2025
Section plan	Proposed Dwelling Outline Sections	05 REV B	18.06.2025
Block plan	Proposed Block Plan	BP01 REV E	17.09.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 13.11.2025

Authorising Officer sign/initial Guy Everest Date: 04.12.2025