Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1958
Gibbons Mill Farm, Gatefield Bungalow , The Haven, Billingshurst, West Sussex, RH14 9BL

DESCRIPTION:

Demolition of existing dwelling and construction of replacement dwelling.

RELEVANT PLANNING HISTORY:

RW/99/87	Change of roof and roofing material in connection with erection of farm bungalow for agricultural worker (From old Planning History)	Withdrawn Application on 02.02.1988
RW/66/78	Renewal of outline permission not yet expired: farm bungalow for person engaged in agriculture (From old Planning History)	Application Permitted on 11.01.1979
RW/57/73	Dwelling for occupation by a person engaged in agriculture Comment: Outline (From old Planning History)	Application Permitted on 15.10.1973
RW/46/82	Farm worker's cottage (From old Planning History)	Application Permitted on 01.11.1982
RW/38/76	Farm bungalow for occupation by a person engaged in agriculture Comment: Arm (From old Planning History)	Application Permitted on 22.12.1976
RW/24/82	Farm worker's cottage (From old Planning History)	Application Refused on 30.06.1982

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 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 20 - Rural Workers Accommodation
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Rudgwick Neighbourhood Development Plan (RNDP) to 2031:

Policy 6 - Design

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old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d).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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 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 9: Water Neutrality
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 34: Tourism Facilities and Visitor Accommodation
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses
Strategic Policy 37: Housing Provision
Policy 44: Rural Workers Accommodation

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

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

Horsham District Council - Arboriculture Specialist:

Horsham District Council's Arboriculture Officer assessed the proposal and raised no concerns in principle. However, Arboriculture Officers recommend that a condition is imposed to protect the soft ground rooting area of the trees from compaction and/or potential associated development harm.

Horsham District Council - Environmental Health:

Environmental Health assessed the proposal and commented no objections in principle to the development. EH noted that as the existing building was constructed prior to 2000, asbestos containing materials may be present in the building to be demolished.

Informative have been attached regarding EH's comments regarding asbestos and sewage system.

OUTSIDE AGENCIES

Natural England:

Standing Advice: It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Reading Agricultural Consultants:

RAC commented that "[o]verall, RAC would accept that the applicant's proposal to replace and demolish an existing 40 year old permitted rural worker dwelling with a new rural worker dwelling with agricultural occupancy conditions attached is compliant with national and local plan policy".

Southern Water:

Proposed Disposal to ground from package treatment plant

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

Surface water discharge proposed to existing watercourse

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

West Sussex County Council Local Highways Authority:

West Sussex County Council Local Highways Authority (WSCCLHA / LHA) considered the proposal and 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:

Parish Comments:

No Objection provided that the property (Gatefield) retains its agricultural occupancy restriction.

Representations:

3 representations were received over the course of application (inc. 1 reply representation). No objections were raised in regard to the proposal.

The reply representation was from the applicant addressing comments made by the Parish that they supported an agricultural occupancy condition on the application.

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

This application is for the Demolition of existing dwelling and construction of replacement dwelling at Gibbons Mill Farm, Gatefield Bungalow, The Haven, Billingshurst. Gatefield is a bungalow property built circa 1980s as an agriculture workers dwelling under RW/46/82 (Farm worker's cottage) which is adjacent to Gibbons Mill Farm. Gatefield Bungalow sits on a modest plot of land with the existing dwelling approximately centre of the plot.

Principle of Development:

Section 5, Paragraph 84 of the NPPF (2024) states that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply [including] 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”.

Paragraph 88 of the NPPF (2024) states that planning decisions should enable sustainable growth and expansion of all types of business in rural areas, both through conversions of existing buildings and well-designed new buildings as well as enabling the development and diversification of agricultural and other land-based rural businesses.

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

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.

Policy 10 of the HDPF seeks to support sustainable rural economic development, and the productive use of land that maintains the relative tranquillity of the countryside in order to generate local employment opportunities and socio-economic benefits for local communities. Policy 10 stipulates that development should be appropriate to its countryside location and must contribute to diverse and sustainable farming enterprises, or the wider recreational offer or rural economy, and, in addition, be contained within suitably located buildings which are appropriate for conversion, or result in substantial environmental improvement.

Policy 20 outlies that outside of the defined built-up area new housing for rural workers will be supported provided that: there is a functional need for the dwelling and the occupation of the dwelling is to support the established business use, and evidence is submitted to demonstrate the viability of the rural business for which the housing is required

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

The primary test set out in the NPPF and Policy 20 of the HDPF is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work. An assessment of the essential need for a rural worker to live at or near their place of work requires: an evaluation of the risks involved; the frequency and type of out-of-hours emergency that might arise; the scale and loss that could be incurred should that emergency situation occur; the potential for an on-site worker to identify the problem; and the ability of that resident worker to rectify the problem.

The existing dwelling is as a rural agricultural worker dwelling erected under permission RW/46/82. Statements submitted within the application detail that currently the existing dwelling is suffering with issues of subsidence. This has been caused by vegetation as outlined within the arboricultural assessment report. The proposal is to replace the currently afflicted dwelling with a new dwelling located to the south of the existing. The existing dwelling will then be removed from site once the proposed dwelling is completed.

Following consultation with Reading Agricultural Consultants, there is a justified and continuing need to house a full-time rural worker on the applicant's dairy farm and as such the replacement of the existing dwelling for a new dwelling would be considered acceptable, subject to all other material considerations.

Design and Appearance:

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

Policy 28 of the HDPF state that outside the defined built-up areas, replacements dwellings will be supported if they development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.

Policy 6 of the RNDP lays out the design guidance for development within Rudgwick Parish. Development should be satisfactory of Policy 6 and its included subsections of RNP6 Materials; RNP7 Architectural Style; RNP8 Development Height; RNP9 Street Scene. Development should be of high quality, using materials and architectural cues that are seen within the area. Development height should be in scale to its locale and reflective of the wider street scene to ensure the rural character of the parish is retained.

The proposed development is for the demolition of existing dwelling and construction of replacement dwelling at Gibbons Mill Farm, Gatefield Bungalow. The development is sited southwards of the existing bungalow in the garden space. The existing bungalow is of an atypical design considering the surrounding context and is to be demolished due to structural issues. A new, two storey dwelling is to be constructed of similar GIA (144m^2 vs existing bungalow: 152m^2) creating the same level of occupancy of 3 bedrooms. The proposal looks to create a more sensitively designed dwellinghouse which responds to the local context. The proposed is akin to the dwelling 'Lewitts' which was constructed under DC/13/0535 (Erection of an agricultural workers dwelling to replace temporary mobile home) and serves a similar function as a rural workers dwelling.

The proposed is to be constructed of reclaim brick save the utility room which is to be timber clad. The roof of the main house is pitched with the utility room having a hipped roof profile. The proposed dwelling is of a design that would be considered more in keeping to the rural character of the area and though there is an enlargement to the height of property compared to the bungalow, this would not detract from the visual flow of the surrounding area.

It is considered necessary to remove permitted development rights for the proposed to create a coalescence of buildings, responding to DC/13/0535 of which the proposal is akin. The dwelling created under DC/13/0535 also has permitted development rights removed with this considered necessary and reasonable. The removal of permitted development is considered to retain the general character to greater degree in a sensitive landscape, with the proposed already specified to a necessary size.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the surrounding context, and which would not harm the character or 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.

Trees and Landscaping:

There is a belt of laneside trees/hedging and underplanting to the North of the existing dwelling within a grassed verge. This feature makes a positive contribution to the rural Low Weald landscape setting and therefore should be retained. As the planning statement details, this option has been considered and also identified and wishes to protect the trees.

Horsham District Council's Arboriculture Officer assessed the proposal and raised no concerns in principle. However, Arboriculture Officers recommend that a condition is imposed to protect the soft ground rooting area of the trees from compaction and/or potential associated development harm

Amenity Impacts:

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

Considering the existing house on site and the ample separation between neighbours, there is no concern in regard to impact on neighbouring amenity. The site is adjacent to a farm but the replacement dwelling is to continue the existing use as a rural agricultural workers dwelling. There

It is considered that the siting and layout of the proposed works and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Following consultation with the LHA, it is considered that the proposal would be acceptable in highways terms. It is noted by the Council and by the LHA that no parking arrangement has been identified within the plans. It is not envisioned however that the proposal would create a parking demand that could not be satisfied on the site owing to the one for one nature of the proposal. A condition for details of parking arrangement at the proposed has been attached in order to ensure parking provision is met at the property.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

It is considered that the proposed dwellinghouse is of the same occupancy level as the existing dwellinghouse and therefore would not contribute to any further water abstraction than that of which already occurs onsite. It is therefore considered that the proposal can be screened out from needing to demonstrate the requirements of water neutrality

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 development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024
Conclusions:

It is considered that the application meets the relevant policies above.

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	146.52		146.52
		Total Gain	
		Total Demolition	**154.12**

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**: Prior to commencement of any works on site, demolition or other development activities, a line of protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 8m metres from the centre of the larger protected oak tree to afford protection to the tree line at the front of the property, so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment within the soft ground area beyond. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the

development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

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

6 **Pre-Occupation Condition**: No dwelling shall be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 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 garage or 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 provision for the storage of refuse and recycling has been provided within 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).

9 **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, 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).

10 **Post-Occupation Condition**: Upon the occupation of the building hereby permitted the existing building(s) indicated on plan [Block Plan (17/12/2024)] shall cease to be used for any purpose whatsoever and within a period of 30 days thereafter such existing building(s) shall be

demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

11 **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, and B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

12 **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).

13 **Regulatory Condition**: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

NOTE TO APPLICANT

Existing Sewage Treatment
The applicant is be advised that the existing sewage treatment system may require upgrading or replacement to meet the General Binding Rules for septic tanks and small sewage treatment plant introduced in 2015.

Asbestos
The applicant is advised that prior to the commencement of any works of demolition, all asbestos containing materials shall be identified in accordance with the guidance given in HSG264 Asbestos: The Survey Guide. All confirmed or asbestos containing materials shall be removed by an appropriately licensed and competent contractor.

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/24/1958

(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
Floor plan	Proposed Plans	DE1308/04 REV P1	17.12.2024
Floor plan	Existing Ground Floor	NONE	17.12.2024
Elevation plan	Existing Elevations	NONE	17.12.2024
Elevation plan	Existing Elevations	NONE	17.12.2024
Design & Access Statement		NONE	17.12.2024
Block plan		NONE	17.12.2024
Location plan		NONE	27.12.2024
Elevation plan	Proposed Elevations	DE1308/05 REV P1	17.12.2024

DELEGATED

Case Officer sign/initial J Burrowes Date: 25/03/2025

Authorising Officer sign/initial T Dale Date: 01/04/2025