Horsham District Council

Mrs Rebecca Tier
Manorwood
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

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

Your application DC/26/1432 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

Horsham District Council

Mrs Rebecca Tier
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Application Number: DC/26/1432

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

On behalf of: Mr Mark Whaley Making It Out

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:

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

**Buncton Manor Farm Steyning Road Wiston West Sussex**

to be carried out in accordance with Application No. DC/26/1432 submitted to the Council on 07/09/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 12/11/2026

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 |
|---|---|---|---|
| Section plan | Kitchen Section | 2507BU_201 Revision 000 | 07.09.2026 |
| Floor plan | Repairs Schedule: Ground Floor Plan | 2507BU_300 Revision 000 | 07.09.2026 |
| Elevation plan | East + West | 2507BU_102 Revision 000 | 07.09.2026 |

| | | | |
|---|---|---|---|
| Elevation plan | North | 2507BU_103 Revision 000 | 07.09.2026 |
| Elevation plan | South | 2507BU_104 Revision 000 | 07.09.2026 |
| Floor plan | Ground Floor Plan | 2507BU_101 Revision 000 | 07.09.2026 |
| Elevation & Floor plan | Floor Plan and Elevations | 2507BU_100 Revision 000 | 07.09.2026 |
| Location & Block plan | Location Plan | 2507BU_000 Revision 01 | 07.09.2026 |
| Plans | Repairs Schedule: Cross Frames 3-6 | 2507BU_304 Revision 000 | 07.09.2026 |
| Plans | Repairs Schedule: Cross Frames 7-9 | 2507BU_305 Revision 000 | 07.09.2026 |
| Plans | Repairs Schedule: Frames A and B | 2507BU_302 Revision 000 | 07.09.2026 |
| Plans | Repairs Schedule: Frame C and C Frames 1/2 | 2507BU_303 Revision 000 | 07.09.2026 |
| Roof plan | Repairs Schedule: Roof Plan | 2507BU_301 Revision 000 | 07.09.2026 |
| Elevation & Floor plan | Storage Outbuilding | 2507BU_105 Revision 01 | 15.10.2026 |
| Details plan | Build-Up Details | 2507BU_200 Revision 000 | 07.09.2026 |
| Supporting Statement | Bat Emergence Survey Report by The Ecology Co-Op dated 30.07.2026 | P11626 | 07.09.2026 |
| Supporting Statement | Bat Scoping Assessment by The Ecology Co-Op dated 15.06.2026 | NONE | 07.09.2026 |

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

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

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

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

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

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

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

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

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

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

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

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

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

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

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

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

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

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

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

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

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

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

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

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

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

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

*Irreplaceable habitat*

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

**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 hop.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.