



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1023

Danefold House , Littleworth Lane, Partridge Green, West Sussex, RH13 8NA

DESCRIPTION:

Relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works.

RELEVANT PLANNING HISTORY:

DC/24/1873

Prior notification for the relocation of existing farm yard manure storage, construction of new silage clamp and construction of new slurry lagoon incorporating importation and use of materials and all associated engineering works.

Prior Approval Required and
REFUSED on 17.01.2025

Why necessary for agriculture: Please see attached statement

Why designed for agriculture: Please see attached statement

DESCRIPTION OF THE SITE

Danefold Farm is an 80-hectare agricultural unit situated on Littleworth Lane, between the villages of Cowfold to the East and West Grinstead to the west. The development site is an area of land adjoining the main farmyard area. The works relate to a 2.4-hectare parcel of land which is attached to the 80-hectare unit. Ancient woodland is in proximity.

DESCRIPTION OF THE APPLICATION

The submitted supporting statement confirms the farm is seeking to extend their cattle herd to improve viability. The statement also states *'The silage clamp will be constructed by creating earth banks to facilitate the ARK agriculture patented SSAFO compliant concrete panel clamp storage system alongside the relocated FYM store, the existing non compliant FYM store will be decommissioned, deconstructed and relocated with the materials being re used in the development.'*

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 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

West Grinstead Parish Neighbourhood Plan (2019-2031)

Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

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 1 year. 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 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
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 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development

Supplementary Planning Guidance:

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

West Sussex Joint Minerals Local Plan (2018)

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

Planning Advice Notes:

Shaping Development in Horsham (HDC 2025)

Biodiversity and Green Infrastructure (HDC 2022)

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: No Objection/Comment

[Summary]

The proposed land contouring around the facilities is shown to be outside of the buffers/plotted root protection areas of adjacent woodland and mature hedgerow trees.

The agricultural use of the field has historically involved vehicle movements within these areas as evident from existing ground profiles. Provided the existing ground levels remain sacrosanct around the field edges I raise no significant arboricultural concerns.

HDC Environmental Health: Comment

[Summary]

Conditions have been recommended

HDC Ecology: Comment/No Objection

Previous comments: Advice/No Objection

HDC Landscape Architect: Comment

[Summary]

The proposal is satisfactory.

Previous comments: modification required of re-submitted information.

Previous comment:

While I support the consultants assessment that the proposed planting may accentuate the change in landform, given this would have a direct impact on BNG, I am satisfied the residual adverse effects are of an acceptable level and therefore satisfied the current proposals are a suitable compromise.

OUTSIDE AGENCIES

Reading Agricultural Consultants: Comment

[Summary]

It is detailed that the current FYM storage and slurry lagoon at Danefold Farm requires replacement in line with SSAFO regulations, and that the Environment Agency considers the farm to be non-compliant with the current manure storage facilities.

It is understood that the applicant currently wraps silage bales in plastic and this is becoming uneconomical. RAC considers that the provision of a modern silage clamp will be a cost saving for the applicant, in addition to being more environmentally friendly and reducing the amount of plastic waste produced on the farm which is a potential hazard.

The proposed development has been designed with guidance from the Environment Agency and Catchment Sensitive Farming Officers.

RAC considers that the replacement FYM storage facilities and slurry lagoon facilities and the proposed silage clamp are appropriately designed for the agricultural activities on site and will allow for an expansion in farm livestock .

Ecology Consultant No Objection
[Summary]

We have reviewed the Preliminary Ecological Appraisal (The Ecology Co-op Ltd., June 2025), relating to the likely impacts of development on designated sites, protected and Priority species and habitats and the identification of proportionate mitigation. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

We note from the Preliminary Ecological Appraisal (The Ecology Co-op Ltd., June 2025) that there are no buildings or trees on the site and therefore agree that no further surveys for bats are required.

The site lies approximately 16.1km east of The Mens Special Area of Conservation (SAC) (MAGIC maps) and therefore lies outside within the 12km Wider Conservation Area for The Mens SAC. Therefore, a project level Habitats Regulations Assessment (HRA) will not be required.

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

Environment Agency: No objection
[Summary]

Nature Space: Comment
[Summary]

A licence will be required for this development to ensure great crested newts are dealt with appropriately.

WSCC Highways: Comment
[Summary]

Having reviewed the submitted Construction Management Plan, the LHA are satisfied with the details provided, and would raise no highway safety or capacity concerns.

Previous comment:

This application seeks the relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works.

The site is located on Littleworth Lane, a C-classified road subject to national speed limit in this location. The site is to be accessed from an existing vehicular access on Littleworth Lane, and no alterations to this arrangement are proposed. The application documents state that the proposed slurry

lagoon and associated proposals will replace existing sub-standard provisions on-site. As such, they are not anticipated to generate significant levels of vehicular activity over what currently exists on-site. The construction works may however require significant vehicular activity utilising the existing vehicular access on Littleworth Lane, depending on how they will be constructed. Matters pertaining to construction are not typically considered material when determining such applications, as the highway safety and amenity impacts associated with implementing the scheme can be mitigated by way of a Construction Management Plan.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSSC Lead Local Flood Authority: Objection No Objection Comment Support
[Summary]

Having reviewed the updated documents including RSPD Drawing 6126-02 (Overland Flow Routes) we are now satisfied that surface water flow paths can be appropriately managed within the site without increasing flood risk elsewhere.

We are pleased to confirm that the information provided within the latest Flood Risk Assessment & Drainage Strategy meets the requirements. We have no objection to the application subject to implementation as per these approved details.

Previous Comments: objected and required the provision of additional information

WSSC Minerals and Waste: Comment

[Summary]

The application site is located within a Mineral Safeguarding Area for Brick Clay. That said, the site area (2.4ha) is beneath the threshold for consultation (see para 2.4 of the Mineral and Waste Safeguarding Guidance), and so it is considered that no significant degree of mineral sterilisation would occur as a result of the development. Therefore, the MWPA would offer no objection to the proposal from a Mineral Safeguarding perspective.

The proposed development necessitates the importation of materials, specified to be a non-waste CL:aire compliant recycled aggregate. Further, the development in principle relates to the importation of horse manure to the site, albeit this is understood to be sourced from within the wider farm complex.

The LPA should be satisfied that the proposed development would not involve the importation of waste (i.e. the proposal would not be wholly or mainly for the management of waste) and, subject to this, the MWPA would offer no objection.

WSSC Rights of Way: No Objection
[Summary]

There appears to be no direct impact on the two public rights of way. The applicants must note that the width of FP1824/1 cannot be restricted or interrupted. This Public Right of Way and any others near the site must be kept open and available at all times in a safe condition. If this cannot be achieved for a short period of time the applicant would need to apply for a temporary path closure.

The officer states *"It is an offence to disturb the surface of a Pro without prior consent of WSSC's PRow team and any enquiries regarding potential works should be directed to prow@westsussex.gov.uk."* FP1830 follows the access track and public rights take precedent over any private rights of vehicular access. Damage to the footpath surface due to the vehicular use is the responsibility of the applicant/landowner to make good to the same or better standard.

The number of vehicular movements due to the proposal should be considered to reduce risk to lawful path users.

Landscape Architect:

[Summary]

Raised concerns over the location of the proposed scrub and welcomed the submission of further verified views.

Previous comments: requested the provision of additional information.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

West Grinstead Parish Council: Comment

WGPC does not feel sufficiently qualified to make a recommendation on this application and therefore leave it up to HDC to assess the suitability of this request. However, the committee would like to add that the pit has been there a long time and has little impact on nearby residents.

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

The main considerations material to this application relate to:

- The principle of development.
- The landscape impact of the proposal.
- Impact on neighbouring amenity.

Principle of Development:

The application site is located outside the built-up area boundary (BUAB). It is therefore considered to be within a countryside location, making Policy 26 relevant. Policy 26 protects the countryside against inappropriate development unless it is considered essential to its countryside location and meets one of four specified criteria: (1) supporting the needs of agriculture or forestry; (2) enabling the extraction of minerals or the disposal of waste; (3) providing for quiet informal recreational use; or (4) enabling the sustainable development of rural areas. In addition, Policy 26 requires that such development is of a scale appropriate to its countryside character and location and does not lead to a significant increase in

the overall level of activity in the countryside and protects and/or conserves the key features and characteristics of the landscape character in which it is located.

In addition, Policy 26 to the HDPF requires that development must be of a scale appropriate to its countryside character and location and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located. Development must also not lead to a significant increase in the overall level of activity in the countryside.

The proposed lagoon would support the needs of the agricultural holding, allowing the farm to reach the standard of manure/slurry storage required by the Environment Agency. The Council's Agricultural Consultants have confirmed the current farmyard manure storage and slurry lagoon require replacement. They also confirm they consider the modern silage clamp will be a cost saving for the applicant over time, as well as reduce the amount of plastic waste on the site. The activity at the site it is not expected this would be considerably above and beyond the existing, given the proposal would serve the existing farm and with the backdrop of existing farming activity on the site.

For the above reasons the nature of the use and development proposed complies with Policy 26.

Landscape, Trees, Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

As already set out above, Policy 26 to the HDPF requires that development must be of a scale appropriate to its countryside character and location and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located. Development must also not lead to a significant increase in the overall level of activity in the countryside.

The West Grinstead Parish Neighbourhood Plan (WSNP) Policy 4 states *"As appropriate to their scale and nature, development proposals will be supported which:*

- 1. Seek to promote the use of traditional native species in landscaping and hedges where appropriate;*
- 2. Seek to promote landscape buffers to complement green infrastructure and biodiversity;*
- 3. Conserve and enhance wildlife habitats including grassland and woodlands and where practicable, connect habitat and wildlife populations;*
- 4. Provide for a net increase in biodiversity gain; and*
- 5. Seek to protect and develop Public Rights of Way and where practicable, provide attractive and accessible links to the existing network."*

The proposal seeks the relocation of the existing farm manure storage, the construction of a silage clamp and slurry lagoon. Given the rural context of the site and its setting, near a farm site it is not considered to be an unexpected or out of keeping feature in a worked rural landscape.

The proposal seeks to plant a windflower meadow and native scrub to the northern part of the site and native scrub to the eastern part of the site, creating a buffer alongside the public rights of ways, reducing the impacts on users of these.

Following the provision of additional information HDC's Landscape Officer have provided further comments on Place Services comments on the proposal. The outcome confirms the proposed landform would now appear more naturalised feature in the landscape. The most visually impactful development to the south of the site would be visually mitigated through hedgerow, balanced against some accentuated change in landform and native scrub removal/reduction elsewhere on the site; overall, the residual adverse effects are of an acceptable level and the proposals are a suitable compromise .

An Arboricultural Impact Assessment and Method Statement has been submitted alongside the application. HDC's Arboriculture Officer has raised no objection to the proposal, subject to proposed

levels alterations impinging on the minimum recommended buffers for adjacent trees and woodland/ancient woodland; an outcome secured by a recommended condition ensuring compliance with the submitted Arboricultural Impact Assessment and Method Statement.

Overall, Officers consider it has been demonstrated that the scale of the development and layout would sufficiently integrate with the character and appearance of its rural surroundings, and would suitably balance the need for manure storage and processing alongside the impact on the countryside appearance and location of the site. The proposal, therefore, is considered in accordance with the requirements of HDPF policies 25, 26, 32 and 33.

Residential Amenity:

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

The proposal is set within a countryside location with the dwellings in closest proximity (Danefold Lodge, Danefold House, The Old Coach House and Eugenia) being approximately 300 metres from the site. The supporting statement confirms the site would serve an existing agricultural unit (Danefold Farm) and while there may be some additional trips from Littleworth Lane, passing Danefold Lodge to the site these are not expected to be of such a number as to cause unacceptable disturbance on amenity.

The District Council Environmental Health Officer has not raised concerns about the proposal in relation to odour and noise. A Construction Management Plan has been submitted and compliance with this has been secured by condition. Hours of construction have been given by the plan which confirms they would be 8am-17:00pm Monday to Friday and 8am -13:00pm on Saturday have been restricted by condition to use of hand tools only. No working is proposed on Sundays or Bank Holidays.

While Officers note the Environmental Health Officer has not raised concerns over the hours of use traffic to the proposal would run in front of Danefold Lodge, a dwellinghouse. Officers do not consider it suitable for unrestricted HGV access to be provided to the site, as such to avoid any unacceptable impacts on neighbouring amenity a condition restricting HGV's entering or leaving the site outside of non-hand tool use hours has been secured.

In line with the Environmental Health Officers recommendations conditions have been secured for the import of material testing and slurry and manure storage, to safeguard amenities to within acceptable tolerances.

Highways Impacts:

Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

The Highways Officer has confirmed they are satisfied with the submitted Construction Management Plan and the proposal would not raised any highway capacity of safety concerns.

Ecology:

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

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The Council's Consultant Ecologist has provided comments on ecology at the site and have raised no objections to the proposal, subject to recommendations to condition to ensure compliance with the submitted Preliminary Ecology Appraisal and the submission of a Biodiversity Enhancement Strategy. The Planning Agent has confirmed no external lighting is proposed as part of the application and as such this condition has not been attached and this can be ensured by way of imposing a regulatory condition to any permission.

The site falls within a red impact zone for Great Crested Newts, and the District Newt Licencing Officer has confirmed a licence will be required for the development. Adherence with this licence has been secured by condition.

Water Neutrality:

There is no evidence to suggest the nature and scale of the proposed development would result in increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects, and the proposal is therefore 'screened out' for purposes of Habitats Regulations Assessment. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Drainage and Flood Risk:

Following amendments to the plans and drainage strategy the Lead Local Flood Authority have assessed the information submitted and confirmed the surface water can be appropriately managed to reduce the risk of flooding on the site and ensure flood risk is not increased elsewhere in accordance with national and local planning policy and practice guidance. Compliance with the submitted documents have been secured by condition.

Other Matters:

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.

While the proposal does not directly include mitigations it does provide for improved storage standards and the opportunity to reduce plastic waste use on the site.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates a 38.66% net gain is achievable by way of site biodiversity gains. A legal agreement has been completed to secure the maintenance and monitoring of the significant onsite biodiversity gains for the required 30 years.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval, subject to a suite of conditions addressing matters identified above.

Recommendation: Application Permitted

Conditions:

1 Approved Plans List

- 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 soils shall be imported or re-used within the development site until details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use have been submitted to and approved in writing by the local planning authority. The assessment shall be undertaken by a suitably qualified and competent person.

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 (First Use):** No part of the development hereby permitted shall be first used 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:

- (a) Purpose and conservation objectives for the proposed enhancement measures;
- (b) Detailed designs to achieve stated objectives;
- (c) Locations of proposed enhancement measures by appropriate maps and plans;
- (d) Persons responsible for implementing the enhancement measures;
- (e) 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 5 Pre-Occupation Condition (First Use):** No part of the development hereby permitted shall be first used until a written verification report demonstrating only soils suitable for the proposed use have been placed has been submitted and approved 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).

- 6 **Pre-Occupation Condition (First Use):** No part of the development hereby permitted shall be first used until a scheme of works to control odour, vermin or insects associated with the storage of slurry and manure have been submitted to and approved in writing by the local planning authority.

The scheme as approved by the local planning authority shall be fully installed before the use hereby permitted commences and shall be operated for as long as the use is continued;

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).

- 7 **Regulatory Condition:** No works for the implementation of the development hereby permitted other than those works using hand tools only shall take place outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays.

No works for the implementation of the development hereby approved shall take place at any time on Sundays, Bank or Public Holidays.

No HGV construction traffic will enter or exist the site on Sundays, Bank or Public Holidays nor outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays.

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

- 8 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal [The Ecology Co-op Ltd., June 2025].

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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 9 **Regulatory Condition:** All works for foul and surface water disposal shall be undertaken in accordance with the submitted drainage site plan and details [Flood Risk Assessment and Drainage Strategy Rev. C] 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).

- 10 **Regulatory Condition:** No external lighting or floodlighting 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** No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals detailed on plan "Danefold House: Impact plan for great crested newt District Licensing (Version 1)", dated 25th November 2025.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 12 **Regulatory** No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR136, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 13 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Arboricultural Survey impact Assessment and Method Statement, 2682 Rev-01, Owen Allpress Independent Arboricultural Consultancy May 2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and Policy 4 of the West Grinstead Parish Neighbourhood Plan.

- 14 **Regulatory Condition:** All demolition and construction activities shall thereafter be carried out in accordance with the details and measures included in the Construction Management Plan (Version 001, received 1st of May 2026).

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** Other than 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 30 years after completion of the development hereby permitted. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The farm yard manure store, silage clamp and slurry lagoon will need to be built in line with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations - known as the SSAFO Regulations 2010. Further information can

be found on the GOV.UK website here - <https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>

NOTE TO APPLICANT

It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR136, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan).

Statutory exemptions and transitional arrangements

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

Irreplaceable habitat

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1023

(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
Supporting Statement	ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT		20.06.2025
Supporting Statement	PRELIMINARY ECOLOGICAL APPRAISAL		20.06.2025
Supporting Statement	Flood Risk Assessment and Drainage Strategy Rev C		26.11.2025
Location plan		190924_003 REV B	01.08.2025
Section plan		190924_004 REV A	01.08.2025
Supporting Statement	Preliminary Ecological Appraisal	NONE	20.06.2025
Supporting Statement	Arboricultural Impact Assessment & Method Statement	NONE	20.06.2025
Layout plan	Proposed	190924_002 REV A	01.08.2025
Location plan		190924_003 Rev B	01.08.2025
Site plan	Planting Plan	hla 619 101 Rev C	07.04.2026
Supporting Statement	Planting Schedule		07.04.2026
Supporting Statement	Construction Management Plan		01.05.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 24/06/2026

Authorising Officer sign/initial Matthew Porter Date: 14-07-2026