



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1558

Brookside Farm, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

DESCRIPTION:

Demolition of 2no. Agricultural Buildings and erection of 2no. dwellings.

RELEVANT PLANNING HISTORY:

DC/25/1147

Prior Notification for Change of Use of an Agricultural Building to 3no dwellinghouses (C3 Use Class).

Prior Approval Required and PERMITTED on 02.09.2025

SITE AND SURROUNDS

This application site consists of land and buildings situated towards the end of Dagbrook Lane some significant distance west of Shoreham Road. The two barns proposed for development bounded by agricultural land, with one of the Barns in proximity to residential dwellings known as 'The Old Dairy' and 'Owl Lodge'. The farmyard for Brookside Farm includes a number of former agricultural buildings in residential use. To the east of one of the Barns 'Brookside Stables' is a public right of way no 2787.

DETAILED DESCRIPTION

Brookside Stables would be demolished to allow the erection of one x five-bedroom dwelling with 6 rooflights in the southern elevation roof slope and 9 on the rear, the southern elevation would host a gable front with large glazed fenestration and a Juliette balcony. The gable would have an eaves height of 4.5 metres. The eaves height would be 2.55 metres on the built form comprising the 5th bedroom indicated on the plans. The dwelling would have a catslide element and be half hipped with horizontal cladding and tiles. From the submitted plans, this dwellinghouse has been sited partially over the top of a current outbuilding such that it is understood that the two existing outbuildings in this proximity would also be demolished as part of the proposal. The ridge height would be 7.6 metres approximately and would have a width of 20.6 metres approximately.

The westernmost agricultural building within the red line boundary indicated within the submitted Location Plan would be demolished. In the approximate siting of the agricultural building would be a 5-bedroom dwelling, although it is noted that the Water Neutrality statement indicates a 6 bedroom dwelling and the plans labelled 2404BR_R0 note the 5th room as 'Bed 6'. This dwelling would be in horizontal cladding with a catslide roof featuring 6 rooflights to the northern elevation and 6 to the south elevation. The west and northern elevation would have Juliette balconies and the northern elevation would have a large central fenestration in excess of the eaves height. The approximate dimensions would be a width of 23 metres and the depth would be 12 metres, the ridge height would be 7.6 metres.

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 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 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 – Parking

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 1.7-years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Henfield Parish Neighbourhood Plan

Policy 1 – A Spatial Plan for the Parish
Policy 4 – Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

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:

Ecology Consultant: Objection. Further information required in respect of protected species, habitats and bats. There is an absence of ecological information to help assess the potential use of the site by bats.

WSCC Fire and Rescue: Comment. Having viewed the plans for the planning application no DC/24/1558 for the demolition of 2no. Agricultural Buildings and erection of 2no. dwellings; the nearest fire hydrant for the supply of water for firefighting to proposed dwelling 2 is 840 metres away, 665-metres further than the 175-metre distance required for a domestic premises. If an alternative water supply for firefighting is to be considered it will need to conform with the details identified in Approved Document-B (AD-B) Volume 1: B5 section 14 and agreed with West Sussex Fire & Rescue Service.

There is an alternative water supply, an underground tank with a 46,000litre capacity within the required distance to proposed dwelling 1.

HDC Environmental Health: Comment. The application relies on the Preliminary Environmental Risk Assessment prepared by EAS limited. This report is dated August 2023 did not considered the development as set out in the application. Section 2.2 of the report states that:

"It is proposed to 'change of use from agricultural building(s) to residential (use class C3) to form 3No. dwellinghouses. There are no proposed garden areas."

The application now proposes the demolition of the barn and the construction of two new dwellings with private amenity space. In order to ensure the application is properly determined a revised Preliminary Environmental Risk Assessment is required.

WSCC Highways: No Objection. The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Parish Comments:

This Committee has no further comments to make over and above comments made previously in relation to this site under DC/24/0863 (previous comments: no objection).

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

Policy 1.2 of the Henfield Neighbourhood Plan states that development proposals outside of the defined built up area boundaries will be supported where they conform, as appropriate to their location in the neighbourhood area, to national, HDPF and South Downs Local Plan policies in respect of development in the countryside.

The site is located outside of the built-up area and is not allocated within Horsham's Development Plan, which comprises the Horsham District Planning Framework (HDPF) and Henfield's Neighbourhood Plan. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 of the HDPF and 1.2 of the NP. In addition, the proposed development is not considered to be essential to the countryside location and would be in conflict with Policy 26 of the HDPF.

The proposal follows a recent prior approval decision (ref: DC/25/1147) for the conversion of an existing barn to the west of the site to three dwellinghouses (Class C3). The application is made in the alternative to the application (DC/25/1147) in relation to the same building and the same location. The prior approval does represent a viable fallback for development, as the consent is still capable of being implemented.

The presence of a viable fallback permission for the demolition and construction of 2no. dwellings is a significant material consideration and establishes the principle of housing on this site. It is however, noted that the proposed layout is sited on the site of the prior approval consent in addition to a site to the east comprising existing stables. In order to accommodate each dwelling on each site, the existing barn and stables would be required to be demolished, in each case the dwellings would comprise a significantly smaller footprint to the existing structures, albeit at a higher ridge level (more so on the stable site). However, this would be sufficiently contained within the existing site boundaries. It is therefore considered that a refusal of the current application would not prevent residential development being delivered on the site. It is therefore considered that the principle of the residential development of the site has been established.

Design, Appearance and Landscaping:

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.

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

The scale of the proposed buildings would both be very large, and the plot in nearest proximity to residential dwellings to the western part of the site would not relate well to the neighbouring dwellings, in terms of volume and bulk at the roof height. Nevertheless, they would both be accommodated within their plots comfortably and subject to the inclusion of hardstanding, landscaping and site boundary treatment details, could be provided with sufficient screening so as not to have an unacceptable impact in this regard. The proposal would give the impression of barns converted to residential use, with this design approach not considered unacceptable or uncommon in rural areas.

Overall, the visual impact of the proposal is considered acceptable and in accordance with the above policies.

Amenity Impact

Policy 33(2) 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.

The dwelling in the location of 'Brookside Stables' would be remote from neighbours and the westernmost dwelling would be partially screened from view given the presence of a large agricultural building in between these neighbours and the dwellinghouse. The proposed dwellings are considered to be at an acceptable distance from the neighbouring property to restrict potential overlooking and loss of privacy. The proposed development is therefore not considered to result in harm to the amenities or sensitivities of neighbouring properties.

Environmental Health have been consulted during the course of the application and have objected to the proposal on the basis that there is potential for the land to be contaminated such that the proposal would represent a public health risk to the future occupiers. It is considered that this can be resolved through a condition to require the necessary details prior to any new-build development taking place.

The dwellings would be contained within their own curtilages and the nature of surrounding buildings and land use would not create a relationship which would be expected to result in inevitable harm to future occupants by way of noise or disturbance.

The amenity impacts of the proposal are therefore considered acceptable, and in accordance with the above policy.

Highways Impacts

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

There are no proposed access changes going from Dagbrook Lane to the main road. Highways have been consulted during the course of the application and have no objections to the parking provision on site and note that the parking bays have not been demonstrated on the submitted plans but there appears to be sufficient space for the car parking spaces within the curtilage of the proposed dwellings. On-site turning appears achievable, allowing vehicles to exit the in a forward gear.

It is not therefore considered that the proposed development would result in harm to the function or safety of the highway network, in accordance with Policy 41 of the Horsham District Planning Framework (2015) and Paragraph 115 of the NPPF.

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.

The applicant has submitted two Preliminary Ecological Assessments (PEAs) that successfully address the initial holding objection raised in the Council's Ecological Consultant regarding a lack of protected species data. While the ecologist initially requested a Preliminary Roost Assessment for bats due to the proposed demolition of agricultural barns, the submitted PEAs confirm that a thorough building

inspection was conducted. Both documents conclude that the structures possess negligible bat roosting potential due to their single-layered corrugated construction, effectively resolving the primary data gap without requiring further bat emergence surveys. The reports also outline appropriate bat foraging safeguards, such as a wildlife-sensitive lighting strategy, and detail comprehensive native planting and box installations to deliver the requested biodiversity net gains.

Following the submission of Preliminary Ecological Assessments and a subsequent reptile presence/likely absence survey, sufficient ecological information is now available to assess the impacts of the development. The bat assessments conclude that the buildings possess negligible bat roost potential, and the reptile survey comprised seven visits undertaken in accordance with recognised guidance and recorded no reptiles. Subject to implementation of the recommended mitigation, precautionary working methods and biodiversity enhancement measures, the proposal is not considered likely to result in unacceptable impacts on protected species or biodiversity.

Accordingly, the proposed development would accord with Policy 31 of the Horsham District Planning Framework (2015) subject to the inclusion of the relevant conditions recommended by Ecology.

Water Neutrality

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

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

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

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

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

Biodiversity Net Gain (BNG)

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The submission notes that the proposal would be a self-build such that the application would not be required to meet requirements on Biodiversity net gain, representing an exemption.

Conclusions and Planning Balance

The application site benefits from an extant Prior Approval (ref: DC/25/1147) for the conversion of an existing barn to the west of the site to three dwellinghouses (Class C3). This extant permission is considered to represent a realistic fallback which establishes the principle of residential development on this site. The proposed development would improve the quality of accommodation and would offer improvements in design and sustainability. The proposal is considered to relate sympathetically to the character and built form of the wider surroundings.

The proposal would not result in adverse harm to the amenities of nearby residential properties and would not have detrimental impact on the safety and function of the public highway network. For these reasons, the development is recommended for approval, subject to conditions.

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)	513.18m2	791.34m2	-278.16m2
	Total Gain		-278.16m2
	Total Demolition		791.34m2

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

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

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

Recommendation: Application Permitted

Conditions:

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

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

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority: -

- (a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- (b) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

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

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

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

- 5 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

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

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

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required (details submitted prior to the occupation of the dwellings hereby approved).

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

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

- 6 **Pre-Commencement (Slab Level) Condition:** Prior to the development commencing above slab level, a Biodiversity Enhancement Layout, informed by the recommendations contained within the Update Preliminary Ecological Walkover Survey – Brookside Farm (Sylvatica Ecology Ltd, May 2026), the Update Preliminary Ecological Walkover Survey – Brookside Stables (Sylvatica Ecology Ltd, May 2026) and the Reptile Presence/Likely Absence Report – Brookside

Stables (Sylvatica Ecology Ltd, July 2026), shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Layout shall include: -

- a) detailed designs, specifications and numbers of biodiversity enhancement features, including bat roosting features, bird nesting features (including house sparrow nesting provision where applicable) and native planting proposals;
- b) the location, orientation, mounting height and installation details of all biodiversity enhancement features shown on appropriate scaled plans; and
- c) details of the implementation timetable and the future management and maintenance of the enhancement measures.

The approved enhancement measures shall be implemented in accordance with the approved details prior to first occupation of the development and shall thereafter be retained and maintained in perpetuity.

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

- 7 **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 and removed.
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials

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).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved site plan. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the 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).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

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

- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be 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).

- 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:** 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 ecological consideration of the site in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 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 in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

- 16 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Update Preliminary Ecological Walkover Survey – Brookside Farm (Sylvatica Ecology Ltd., May 2026), the Update Preliminary Ecological Walkover Survey – Brookside Stables (Sylvatica Ecology Ltd., May 2026) and the Reptile Presence/Likely Absence Report – Brookside Stables (Sylvatica Ecology Ltd., July 2026), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This shall include the implementation of all recommended mitigation, precautionary working methods, habitat protection measures, species protection measures, lighting measures and biodiversity enhancement measures contained within the approved reports.

This may include the appointment of an appropriately competent person, such as 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 and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended).

- 17 **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).

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

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

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/24/1558

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Report	NONE	07.10.2024
Supporting Docs	Planning, Design and Access	NONE	07.10.2024

Elevation & Floor plan	Existing Outbuilding 1 and Block		2404BR_R0_X1 REV 000	07.10.2024
Elevation & Floor plan	Existing Outbuiding 2 and Block		2404BR_R0_X2 REV 000	07.10.2024
Elevation & Floor plan	Proposed Unit 1 and Block		2404BR_R0_U1 REV 000	07.10.2024
Elevation & Floor plan	Proposed Unit 2 and Block		2404BR_R0_U2 REV 000	07.10.2024
Location plan			2404BR_R0_000 REV 000	07.10.2024
Supporting Docs	PRELIMINARY ASSESSMENT STABLES)	ECOLOGICAL (BROOKSIDE	NONE	01.06.2026
Supporting Docs	PRELIMINARY ASSESSMENT FARM)	ECOLOGICAL (BROOKSIDE	NONE	01.06.2026
Supporting Docs	Reptile Survey Report		NONE	13.07.2026

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 13.07.2026

Authorising Officer sign/initial Guy Everest Date: 15.07.2026