



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0597
Gorelands Farm, Stane Street, North Heath, West Sussex, RH20 1DN

DESCRIPTION:

Demolition of an existing agricultural building and erection of a dwelling (as an alternative to Prior Approval Ref. DC/25/0707).

RELEVANT PLANNING HISTORY:

DC/25/0707	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.	Prior Approval Required and PERMITTED on 23.06.2025
DC/25/0681	Prior notification for the demolition of a timber stable building.	Prior Approval Not Required on 23.05.2025
DISC/26/0107	Approval of details reserved by condition 1 to approved application DC/25/0707.	Application Permitted on 20.05.2026

DESCRIPTION OF THE SITE

The application site forms part of Gorelands Farm which is an agricultural holding in North Heath near Pulborough. The access road between the building and Stane Street serves the farm, the farmhouse and a further residential property known as Two Trees. The building is screened from public vantage points by mature boundary hedging and other agricultural buildings. The building is not Listed nor within a Conservation Area.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the demolition of an existing agricultural building and the erection of a 2 bed self-build dwelling. The application site benefits from a Class Q Prior Approval (DC/25/0707), which granted the change of use of the agricultural building into a detached dwelling. The existing building has a gross internal floor area (GIA) of 81 sqm, the permitted prior approval scheme has a GIA of 124 sqm and the proposed dwelling would have a GIA of 160 sqm.

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 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- 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

Pulborough Parish Neighbourhood Plan (2015-2031):

Policy 15: Design

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

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 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 6: Climate Change

Strategic Policy 10: Flooding

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

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Arboriculture: Comment

The rural setting of the site means that public visibility is restricted to glimpsed views from the PROW that passes along the access track circa 40m to the North. The arboricultural setting is fairly typical of the local rural context with the hedgerow oak trees forming the dominant features.

The application is accompanied by a tree survey and report which gives a fair description of the species, size and position of trees present at the site.

The report states that the principal trees (A and B grade) proposed for retention are not considered constraints on the site development and appears to focus on the potential pruning desires for the trees allied to the proposed change of use. No trees of landscape significance are proposed to be felled. No draft tree protection plan has been proposed/included.

If acceptable in other terms, it would be necessary to provide both tree protection measures and potentially some sensitive demolition/engineering practices to safeguard the retention of the trees identified from development harm.

HDC Arboriculture: Comment

The Trees team have been reconsulted on the application. Unfortunately, the submitted AMS makes clear that the tree protection measures shown are indicative only. In addition, no assessment of services connection requirements, hard surface engineering etc. that may be desired/required within the root protection areas of the retained trees has been adequately broached as they have yet to be designed/finalised.

If minded to approved in other planning respects, the condition formerly recommended should be applied to the decision, and that when the applicant has finalised the details of implementation logistics, they submit a detailed AMS and accompanying TPP's for each phase of the development (demolition and construction).

HDC Arboriculture: Comment

Satisfied that the previous concerns in relation to the previous Arb submission have been addressed as best they can.

The revised submission provides a more detailed and coordinated approach, including scaled phase-specific Tree Protection Plans, clearly defined construction exclusion zones, fixed compound and storage locations, detailed demolition and construction methodologies, drainage and service installation specifications, ground protection measures and an arboricultural supervision and monitoring regime. As such, the information is now generally consistent across the AIA, AMS and TPP and provides a clear and enforceable tree protection strategy.

HDC Drainage: More Information

HDC Drainage require More Information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

HDC Drainage: No Objection

The site drainage meets the requirements of NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and 38. As such, HDC Drainage have No Objection.

HDC Environmental Health: Comment

No concerns have been identified regarding the ground contamination at the site. If the application is approved. Recommend conditions.

Ecology Consultant: No ecological objection subject to attached conditions

Support the implementation of the non-licensed Precautionary Method Statement for bats in the Further Survey Recommendations of the Preliminary Ecological Appraisal (Leith Ecology Consultants, February 2026), which should be secured by a condition of consent and implemented in full.

Understand from the submitted documents that the site comprises an access track, three farm buildings, modified grassland, scattered trees and an agricultural drainage ditch. All trees will be retained. Therefore, there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained. Therefore believe there will be no Adverse Effect on the Integrity of the bat SAC. Satisfied that there is sufficient ecological information available to support determination of this application.

Ecology Consultant: No ecological objection subject to attached conditions

Comments remain largely unchanged, except for those relating to precautionary mitigation measures for mobile species.

As Slow Worm and Common Lizard have been identified within 1km of the site, we recommend that a Precautionary Method Statement for reptiles and mobile protected and Priority species is implemented for this application. This has now been detailed within the Precautionary Method Statement Reptiles and Mobile Protected Species (Leith Ecology, June 2026), which we are satisfied includes sufficient information.

Southern Water: Comment

Insufficient information provided. No soakaways should be connected to the public surface water sewer.

WSCC Highways: No Objection

The existing access to the farm site from Stane Street will be used, no additional new access points are proposed.

Vehicle and cycle parking are to be provided on the existing hard standing.

The principle of a 1 bedroom dwelling has been established via the Prior Approval process.

The proposal for the increase from 1 to 2 bedroom dwelling is unlikely to have a significant impact on the local highway network.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Support subject to following points:

- The proposal is for a self-build development and, therefore there is no requirement for Biodiversity Net Gain. The scheme should incorporate measures to support nature conservation, including features for birds and bats, additional planting and the retention of existing trees where possible. It was noted that some tree crown lifting may be required.
- The site needs an asbestos survey to be undertaken, due to the potential presence of asbestos within the existing farm building proposed for demolition.
- Southern Water need a detailed foul water drainage survey as currently it's unknown where sewerage would go. The survey must be submitted and approved in writing by the local planning authority and Southern Water prior to works commencing.

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:

Spatial and Countryside Planning Policy

Policy 2 of the Horsham District Planning Framework (HDPF) (2015) defines the strategic spatial strategy of the development plan. HDPF Policy 2 confirms that the development plan will seek to satisfy community needs by way of sustainable growth which maintains suitable access to services and local employment while maintaining the unique rural character of the District. In realising these strategic aspirations, Policy 2 confirms that the spatial approach of the development plan is, *inter alia*, to focus development around the main settlement of Horsham, allow growth in the remainder of the District in accordance with a defined settlement hierarchy, bring forward strategic housing for housing and employment development to meet identified needs, support the sustainable development of settlements and manage development around the edges of settlements to prevent the merging of settlements and to protect rural characters.

Policy 3 of the HDPF defines the settlement hierarchy of the District and establishes that development will be permitted within towns and villages which possess defined built-up areas. Ashington is classified within the settlement hierarchy as a 'medium village', generally described as a settlement which benefits from a moderate level of services, amenities and community infrastructure together with some access to public transport. These settlements are often capable of meeting some day-to-day needs of residents but rely on larger settlements to satisfy a full range of employment, educational and amenity needs. Outside of a defined built-up area boundary, the accompanying text to Policy 3 at paragraph 4.7 confirms that land is to constitute a 'countryside' location where development is to be more strictly controlled.

Policy 26 of the HDPF addresses countryside protection and establishes that outside of defined built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location and, in addition, meet one or more additional criteria. Those additional criteria defined by HDPF Policy 26 are that development supports the needs of agriculture or forestry, enables the extraction of minerals or the disposal of waste, provides for quiet informal recreational use or enable the sustainable development of rural areas.

Policy 26 of the HDPF, in addition, provides that development must be of a scale appropriate to its countryside character and location, protects and/or enhances the key features of its respective landscape character area and avoids a significant increase, individually or cumulatively, in activity 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 Shipley's Neighbourhood Plan.

As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 of the HDPF. 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.

Planning History and Alternative 'Fallback Position'

The proposal follows a recent prior approval decision (ref: DC/25/0707) for the change of use of agricultural building to 1no dwellinghouse. The application is made in the alternative to the application (DC/25/0707) in relation to the same building and the same location. The prior approval does represent a viable fallback for development, as the pre-commencement conditions have been discharged (DISC/26/0107). Consequently, there are no barriers to the extant prior approval consent being carried out. This represents a viable fallback to the current application proposal.

The presence of a viable fallback position for the change of use to 1no dwellinghouse is a significant material consideration and establishes the principle of housing on this site. The permitted prior approval scheme has a gross internal floor area (GIA) of 124 sqm and the proposed dwelling would have a GIA of 160 sqm. The proposed footprint would therefore be an increase in built form; however, this would be sufficiently contained within the existing site boundaries, and not significantly larger in scale, compared to what was approved. 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 development on the site for 1no dwellinghouse has been established.

Housing Land Supply Position:

The Council's latest Authority Monitoring Report (April 2025) confirms a housing land supply position of 1.7 years against its objectively assessed need. The Authority, therefore, is unable to demonstrate a 5-year supply of housing land. As a consequence of this position, the weight which can be assigned to the policies of the development plan which constrain the availability of housing land, comprising HDPF Policies 2, 3, 4 and 26 is diminished.

Consideration, further, must be given to the provisions of the Framework at Paragraph 11(d), and the 'tilted balance' which this provision engages. This will be addressed within the concluding section of this report.

The Council has published the Shaping Development in the Horsham District document which acknowledges the Council's housing supply position and suggests an interim approach that the Council will pursue in relation to development prior to the adoption of the emerging HDLP. It is, though, considered that the proposed development does not accord with the provisions of the document, noting that Paragraph 5.12 in the document requires development to, *inter alia*, adjoin an existing settlement edge as defined by a corresponding built-up area boundary.

Conclusions on Matters of Principle

The provision of market housing within this countryside location is considered to conflict with the provisions of development plan policy HDPF Policies 2, 3, 4 and 26. Similar conflict is considered to arise in relation to the provisions of the emerging local plan at Policies 1, 2, 3 and 14, acknowledging the similarity of emerging policy provisions to existing policy.

The degree of weight which can be afforded to conflict with the spatial and countryside protection provisions of the development plan, though, is diminished by reason of the Council's inability to demonstrate a deliverable 5-year land housing supply.

Conflict with the provisions of the emerging HDLP, further, would also be considered to attract only limited weight owing to the early stage of preparedness of the HDLP, which has yet to be adopted, and the extent of unresolved objections against individual policies as part of the examination, including those identified above, pursuant to the provisions of NPPF Paragraph 48 in this regard.

The fallback position established by ref: DC/25/0707 for 1no dwellinghouse is considered viable and likely to be implemented in the event that planning permission were not granted in this instance. It is therefore, considered that this fallback position attracts significant weight. The proposed development would create 1 dwellinghouse, as established by the fallback position, therefore resulting in no greater intensification in use of the use than that arising from extant permissions, where the permissions have established the principle of residential development on the site. In considering all relevant material considerations, it is therefore considered that the principle of development is acceptable in this instance.

Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

Policy 15 (Design) of the Pulborough Parish Neighbourhood Plan states that housing should be well-designed, sustainable and take appropriate account of climate change. Scale, density, massing, height, layout and material should reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The existing agricultural building is of no particular design merit, being constructed to a scale/height suitable for the needs of agriculture. The building is of an agricultural form and character, with the presence in a rural location neither unusual nor unexpected.

The proposal would create 1no. detached dwelling of a clearly domestic design and scale. The proposal would completely remove both the existing agricultural building and the adjacent outbuilding, with the proposed dwelling sited on the footprint of the buildings. The building would be orientated to integrate energy-efficient design features such as solar gain and natural ventilation. The proposal does not require the removal of existing trees and has been repositioned, compared to the approved scheme, to enable the required root protection area for oak trees.

The proposed dwelling would stand at 1.5 storeys, in a chalet bungalow form. The proposed dwelling is considered to be of good design, reflective of the existing building, with barn-style shutters reminiscent of the stable doors found on the existing building. The dwelling would follow an agricultural-inspired form, with appropriately sized openings, with an overall aesthetic echoing traditional agricultural buildings. The total Gross Internal Floor Area (GIA) provided would be 160 sqm, which is an increase compared to the prior approval fallback (DC/25/0707), which provided 124 sqm. It is also acknowledged that the ridge height would be increased, compared to the approved scheme, to approximately 6.6 metres tall, compared to 3.9 metres. However, the dwelling can be comfortably sited within the site without encroachment to nearby amenity or resulting in harm to the wider landscape area. The increased ridge height would allow for a level of upstairs accommodation, but the overall form would be comparative to the approved proposal under Class Q prior approval (DC/25/0707).

The proposed materials would reinforce the rural character, with a mix of horizontal timber cladding, brickwork, tiles, and green casement windows and doors, referencing the local Sussex vernacular. The material and design of the dwelling would be sympathetic to the existing buildings on site and the surrounding area, ensuring integration with the semi-rural character.

Overall, it is considered that the extent, scale and layout of the proposed development would be proportionate to the application site. It is acknowledged that there is a level of landscape harm due to new residential dwelling on site which would urbanise the rural context of the site, however, this is considered an improvement over and above the existing site layout and the alternative 'fallback' position. The design and appearance are therefore considered to be acceptable.

Trees and Landscaping:

The application site has several mature trees around the property edges that make a positive contribution to the landscape character. The submitted Tree Report concludes that the arboricultural impact of the proposed development of the site will be slightly positive, tree pruning to facilitate the development will enhance the overall amenity of the individual retained trees as a group overall. Recommendations were provided to ensure that the works would not harm the existing trees on site. HDC Arboriculture provided advice, noting that the tree survey and report give a fair representation of the trees and it is necessary that tree protection measures and potentially some demolition/engineering practices may be required to safeguard the retention of the trees. It has however, not been identified that there would be a detrimental impact on the existing trees on site as a result of the development, therefore, this is considered acceptable.

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 not considered to give rise to any unacceptable neighbour amenity issues due to the distance between the development to the nearest residential neighbours. The existing buildings on site include a caravan and the existing building which will be demolished. The only building on site will be the proposed dwellinghouse which will retain sufficient distance from the curtilage boundaries and will not have any harmful impact on neighbouring amenity.

Additionally, it is considered that no part of the built form would result in unacceptable outlook. Furthermore, the proposed amenity space for the future occupants of the dwelling, is an improvement over the Class Q prior notification (ref: DC/25/0707), which provided limited amenity space. It is therefore not considered that the proposal would result in unacceptable harm to neighbouring amenity, or a negative impact on future occupiers, in accordance with Policy 33 of the HDPF.

Highways Impacts:

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

The proposal would utilise the existing access to the public highway and the driveway would be sufficient to accommodate the necessary parking demand for the site. The existing access point to the main road is already safely utilised by the existing residential dwellings that are located further down the access track. Parking for residents and visitors will be provided on the existing area of hardstanding at the front of the property. There would be a sufficient number of parking spaces in line with the West Sussex Parking Demand Calculator for the area, which has a minimum requirement of 1.7 parking spaces. A secure cycle store will be provided within the rear garden, and bin storage is sited to the side of the property. WSCC Highways raised no objections regarding highways and parking. It is considered that there is sufficient parking provided within the proposed driveway, and this would be acceptable and in accordance with policies 40 and 41 of the HDPF.

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.

The site lies approximately 3.7km southeast of The Mens Special Area of Conservation (SAC) and is therefore within the 6.5km Key Conservation Area for the SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The site lies approximately 9.0km southeast of Ebernoe Common SAC and therefore lies within the 12km Wider Conservation Area for this SAC. The qualifying feature of the SAC is Barbastelle bat, with one record for this species returned approximately 1.6km southwest of the site from 2010. One European Protected Species Mitigation Licence has been granted within 2km of the site at 1.9km to the east in 2018 for Natterer's bat (MAGIC maps). There are no records of bats within 2km of the site (Sussex Biodiversity Record Centre – accessed under licence). The site lies approximately 3.4km north of Arun Valley SAC, SPA and Ramsar site.

The Preliminary Ecological Appraisal (PEA) confirms that no further surveys are required for bats, reptiles, great crested newts or dormouse. Ecology confirmed that there will be no adverse effect on the integrity of the bat SAC and there is sufficient ecological information available to support determination of the application. No ecological objections were therefore raised. The PEA notes biodiversity enhancement opportunities, such as; installation of bat boxes, provision of bird nesting features, retention and management of grassland margins, enhancement of boundary vegetation, sensitive lighting, and use of native species in landscaping. It is considered that these enhancements should be conditioned and implemented in full.

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 Policy N6 of the NPPF.

Drainage and Flood Risk:

HDC Drainage required more information to determine whether the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025) and HDPF (2015), Policy 35 and 38. The response from Drainage highlighted that the site stands partially within an area at risk of surface water flooding for both the 1 in 30 and 1 in 100-year 'annual likelihood of flooding' event. There is also limited space within the red line boundary to consider the use of SuDS. Following the submission of a flood risk and drainage strategy, HDC Drainage were content all concerns raised about Flood Risk on site have been addressed and the design of the strategy has been carefully considered, providing justification for the design and meeting industry standard. They raised no objections.

Other Matters:

Contaminated Land:

Commercial and agricultural buildings and land can be subject to significant contamination risks arising from their use, previous land uses, construction and storage of machinery, equipment, fuels, or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards, and hard standings. Risks arising from the use therefore require evaluation by the applicant.

The Phase 1 Geo-Environmental Assessment and the Phase II Contamination report raised no concerns regarding the ground contamination at the site, with the Phase II report concluding that the investigation has not established any risk to the Human Health, Building Structures and Services and Groundwater receptors, so remediation is not required. HDC Environmental Health raised no objections to the proposal and recommended several conditions to attach should the application be approved.

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. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

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

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site

gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions:

The application site benefits from an extant Prior Approval (DC/25/0707) for the change of use of the existing buildings to 1no. dwellinghouse. This extant permission is considered to represent a realistic fallback which establishes the principle of residential development on 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)	160	81	79
		Total Gain	79
		Total Demolition	81

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-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast

broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

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

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2020).

- 5 **Pre-Occupation Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Leith Ecology Consultants, February 2026) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on the approved site block plan reference 154_2502 , REV A dated 10.04.2026 and shall be thereafter retained as such.

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

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden of the dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 9 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Leith Ecology Consultants, February 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in the Further Survey Recommendations of the Preliminary

Ecological Appraisal (Leith Ecology Consultants, February 2026), which avoids impacts on European Protected Species.

This will 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).

- 10 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the 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).

- 11 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement and Tree Protection Plans reference Arboricultural Statement, Impact Assessment, Method Statement and Tree Protection Plan, V.10, dated 24.08.2026.

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).

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

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

- 13 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the Flood Risk & Drainage Strategy reference FRE-GORELANDS-2026 Drawing Set 1048 Rev 1.1 dated July 2026.

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).

NOTE TO APPLICANT

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

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.

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/26/0597

(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	Tree Protection Plan and RPZ Fencing Plan	NONE	24.08.2026
Supporting Statement	Tree Protection Construction Details GF-TPP-002 REV C	NONE	24.08.2026
Supporting Statement	Tree Protection Plan - Phase 1 (Demolition) GF-TPP-003	NONE	24.08.2026
Supporting Statement	Tree Protection Plan - Phase 2 (Construction) GF-TPP-004	NONE	24.08.2026
Supporting Statement	Tree Protection Method Statement	NONE	24.08.2026
Location & Site plan	Site Location Plan	154_2501	10.04.2026
Location & Site plan	Proposed Site Block Plan	154_2502 REV A	10.04.2026
Plans	Proposed Roof and Ground Floor Plan	154_2503	10.04.2026
Elevation plan	Proposed Side, Front and Rear Elevation Plans	154_2504	10.04.2026
Plans	Proposed Ground and First Floor Plan and Roof Plan	154_2505	10.04.2026
Elevation plan	Proposed Side, Front and Rear Elevation Plan	154_2506 REV A	10.04.2026
Plans	Existing Ground Floor and Roof Plan	154_2507	10.04.2026
Elevation plan	Existing Side, Front and Rear Elevation plan	154_2508	10.04.2026
Supporting Statement	Precautionary Methos Statement Reptiles & Mobile Protected Species by Leith Ecology Consulting dated 30.06.2026	GF040626-PMS RO.1	13.07.2026
Supporting Statement	Planning statement	NONE	10.04.2026
Tree plan	Tree Report	NONE	10.04.2026
Supporting Statement	Phase I Geo-Environmental Assessment by Land Science dated 13.01.2026	LS9050 Version A	23.04.2026
Supporting Statement	Phase II Contamination Investigation Report by Soils Limited	22307/CIR Rev 1.0	23.04.2026
Supporting Statement	Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan dated 08.07.2026	Gorelands Farm - AIA / AMS / TPP - DC/26/0597 Version 1.0	24.08.2026
Supporting Statement	Flood Risk & Drainage Strategy by Flood Risk Environmental dated July 2026	FRE-GORELANDS-2026 Drawing set 1048	13.07.2026
Supporting Statement	Preliminary Ecological Appraisal by Leith Ecology Consulting dated	GF140226 R.01	10.04.2026

	14.02.2026		
--	------------	--	--

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 10.09.2026

Authorising Officer sign/initial Tamara Dale Date: 14.09.2026