



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0991

Palmers Stud, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

The change of use of land to residential amenity space, demolition of 2 no. existing stable outbuildings and erection of single-storey garden building.

RELEVANT PLANNING HISTORY:

DC/25/2059	Installation of a roof-mounted array of 18 solar panels onto the south/southeast-facing pitched roof of the existing ancillary outbuilding (Lawful Development Certificate - Proposed).	Application 02.04.2026	Permitted	on
DC/25/2160	Erection of a two storey rear extension to the existing dwelling, 2 dormers and 4x rooflights. Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works.	Application 15.05.2026	Permitted	on
DC/26/0990	Non Material Amendment to previously approved application DC/25/2160 (Erection of a two storey rear extension to the existing dwelling, 2 dormers and 4x rooflights. Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works) for changes to cladding, soffits, fascias, guttering, window frames and doors.	Application 15.07.2026	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

The Billingshurst Parish Neighbourhood Plan 2019 - 2031

Policy Bill 2 – Housing Design and Character

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:

Design Statement for the Parish of Billingshurst

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:

NatureSpace (District Newt Licencing):

The drainage system that the applicant has identified within the submitted photos is separate to the waterbody we were referring to towards the southeast of the site. However, given the confirmed scale of the development, the isolated nature of any onsite waterbodies, and due to the likely minimal habitat impacts of the development, we believe that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent.

Southern Waters: No objection.

Arboricultural Officer: Raise no arboricultural concerns.

Parish Comments:

Billingshurst Parish Council: The committee resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted.

Representations:

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 application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built

surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy Bill 2 of the Billingshurst Parish Neighbourhood Plan aims to maintain that development proposals be guided by the Billingshurst Parish Design Statement and, where practicable, should incorporate the following features as appropriate to their scale and nature into the overall design of development.

The proposal seeks planning permission for the change of use of land to residential amenity space, demolition of 2 no. existing stable outbuildings and erection of single-storey garden building. The Council's planning history for the site and the aerial images of the site appear to show that a fence has separated the dwelling from the existing stables to at least May 2025. It would appear that the fence has since been removed and the parcel of land where the existing stable outbuildings are positioned has been incorporated as part of the residential amenity space. It is considered that the change of use of the land is well related to the existing residential planning unit. It is viewed that the change of use of land to residential amenity space would not result in any appreciable or significant harm to the landscape character or visual amenity of the area.

The proposed replacement outbuilding would be positioned within similar footprint as the former outbuildings. The proposed outbuilding would be single storey with a flat roof profile and consist of a W/C with shower and kitchenette. Although, the submitted planning statement explains that the proposed pool room would be used for purposes ancillary to the enjoyment of the main dwelling. The statement also mentions that the outbuilding does not contain independent cooking facilities and is not intended to function as an independent, severable dwelling unit. However, a planning condition has been imposed for the use of the outbuilding to be solely for purposes incidental to the occupation and enjoyment of the main dwelling. In addition, a further condition would ensure that an over-proliferation of outbuildings does not occur, given the size of the proposed curtilage.

It is acknowledged that the proposal would remain subordinate to the host dwelling and has been designed to appear as a utilitarian ancillary outbuilding. Consequently, it is viewed that the proposal would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

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

Due to the separation distance between the adjacent neighbouring property, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. Furthermore, the proposed use of the outbuilding has been conditioned solely for purposes incidental to the occupation and enjoyment of the main dwelling.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as amended, this application is exempted from the statutory requirement to demonstrate a 10% net gain in biodiversity as the development is below 0.2 hectares.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 **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).

- 4 **Regulatory Condition:** The development hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Palmers Stud, West Chilmington Lane, Billingshurst (as identified on the approved plans). The development shall not be used as a separate unit of accommodation or for any commercial purpose(s) without the prior written consent of the Local Planning Authority.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order) no development falling within Class E of Part 1 of Schedule 2 of the Order shall be erected, constructed or placed within the residential amenity space hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: Due to the nature of the approved development and in the interest of visual amenity and due to in accordance with Policies 20 and 33 of the Horsham District Planning Framework (2015).

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/26/0991

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	A102 REV A	18.06.2026
Location & Site plan	Existing	A401 REV A	18.06.2026
Location & Site plan	Proposed	A402 REV C	18.08.2026
Elevation & Floor plan	Existing	A101 REV A	18.06.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 30.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.10.2026