Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1940
Valewood Farmhouse, Valewood Lane, Barns Green, West Sussex, RH13 0QJ

DESCRIPTION:

Alterations and change in use of building to holiday let use.

RELEVANT PLANNING HISTORY:

DC/21/2424	Change of use of existing building to holiday let / ancillary guest accommodation.	Application Refused on 16.09.2024
DC/15/1914	Erection of stables and the retention of existing hardstanding, access and access gates.	Application Permitted on 07.10.2016

DESCRIPTION OF THE SITE

The application site relates to a paddock with an existing stable on the northern side of Valewood Lane, some 370metres south of Barns Green. The site is located outside of the Built-Up Area Boundary and is therefore considered within the countryside, for planning purposes. An Ancient Woodland is located approximately 8 metres to the southwest of the stables, with Valewood Farmhouse, a Grade II listed dwelling and a mobile home located to the north. The site is bound by substantial vegetation and is not readily visible from the street scene. A Public Right of Way (1604) runs within the Ancient Woodland, near to the sites western and northern boundaries. Valewood Lane is a narrow country road, with a railway line running adjacent to the lane, approximately 27 metres to the south of the application site. The site is not within a conservation area and there are no further applicable constraints.

DESCRIPTION OF THE APPLICATION

This application seeks planning consent for the alterations of the existing stable and the associated change in use of the building to holiday let accommodation. This accommodation will provide three bedrooms, an open plan kitchen/dining room/lounge and two bathrooms.

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 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 41 - Parking

Barns Green and Itchingfield Neighbourhood Plan 2024-2031
Policy 2: Biodiversity Conservation
Policy 3: Heritage Assets and Itchingfield Conservation Area
Policy 12: Design Parameters
Policy 16: Water Neutrality

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 31: Rural Economic Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural: Object: -

- Vale Wood lies approximately 8 metres to the south-west of the building and is designated Ancient Woodland, protected by a Woodland Tree Preservation Order and identified as Priority Habitat (Deciduous Woodland).
- Government guidance requires a minimum 15-metre buffer between development and ancient woodland; however, the existing building is located within this buffer.
- The proposed change of use and associated works, including drainage, landscaping and potential new surfacing, would fall within the ancient woodland buffer and pose a risk of harm to the woodland and protected trees.
- The proposal would result in the effective domestication of the site, including the creation of residential curtilage within the buffer zone, which is contrary to standing advice and risks increased disturbance and long-term harm to the woodland.
- No robust evidence has been provided to demonstrate how impacts on the ancient woodland would be avoided, how trees would be protected during construction, or how post-development impacts would be managed.
- It is considered that the proposal fails to demonstrate wholly exceptional reasons to justify development within the ancient woodland buffer and is therefore contrary to paragraph 180(c) of the NPPF, consistent with concerns previously raised under application DC/21/2424.

HDC Conservation: Comment: -

The existing building has no architectural merit and was not designed to provide accommodation. However, it is some distance from the listed building with several other ancillary buildings between. The conversion of the stables to residential accommodation will not increase any harm within the setting of the listed building. However, the preference would be to see the building replaced with something more attractive if principal is acceptable in policy terms. Questions are raised whether further stabling will be required following the conversion.

HDC Environmental Health: Comment: -

The applicant has not provided information about the planned drainage arrangements for the site, but as the proposal is a minor change to an existing building which has its own drainage, this can be dealt with by a pre-commencement standard condition. Presumably a condition ensuring holiday use and not permanent residential will be used.

OUTSIDE AGENCIES
Network Rail: Comment: -

Network Rail have provided a number of informatives for the applicant, advising on safeguarding the railway and its infrastructure. The informatives relate to maintaining appropriate separation from the railway boundary and managing construction, drainage, fencing, lighting, landscaping and future maintenance, with any works affecting railway land requiring separate approval through Network Rail's Asset Protection process.

WSCC Highways – Public Rights of Way: No Objection. There is no evidence to suggest that the proposed works will affect Public Right of Way Bridleway 1604, which runs to the west/northwest of the garden. Having reviewed the submitted documents, I raise no objection to this application.

Representations:
No letters of representation have been received.

Parish Comments:
Itchingfield Parish Council: Object: -

- The Parish Council note that the site was previously subject to a refusal under application DC/21/2424 for multiple reasons, including water neutrality, proximity to ancient woodland,

excessive curtilage size, and the absence of cycle storage, refuse facilities and foul drainage details.
- Concern is raised that the issues leading to the previous refusal remain unresolved, including the presence of an unauthorised mobile home on the site.
- On this basis, Itchingfield Parish Council recommend that the application be refused.

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

Background:

The application site was previously subject of application DC/21/2424, which sought planning permission for the change of use of the same stable building to holiday let and ancillary guest accommodation. Whilst that application related to the same site boundary as the current proposal, it did not include the minor extension now proposed to the front of the building. Application DC/21/2424 was refused on the grounds that insufficient information had been provided to demonstrate that the proposal would be water neutral and would not result in an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. The application was not refused for any other reasons.

Principle of Development:

Policies 2, 3 and 4 of the Horsham District Planning Framework (HDPF) (2015), seek to promote development within defined built-up areas, further advocating a planned approach to settlement expansion to satisfy demand for housing growth. Such policy, both, seeks to ensure that new development is supported by, and mutually supportive of, existing services and amenities while further preserving the existing rural character and settlement hierarchy of the district.

Policy 10 of the HDPF concerns rural economic development and states that development should be appropriate to the countryside location and must contribute to the diverse and sustainable farming enterprises within the district, or in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in and the enjoyment of the countryside.

Policy 11 of the HDPF relates to tourism and cultural facilities and provides that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the district. Policy 11 seeks to afford particular support to proposals which: reinforce local distinctiveness and improve existing facilities; focus major tourism and cultural facilities in Horsham town centre; seek to ensure that facilities are available within the towns and villages of the District, and are in keeping with their relationship with the urban area and surroundings countryside especially within the High Weald AONB and South Downs National Park;

develop opportunities associated with rural diversification and rural development initiatives, particular where they assist farm diversification, benefit the local economy or enable the retention of buildings contribution to the character of the countryside; and do not result in the loss of a cultural resource.

Policy 26 of the HDPF seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Any proposal must be essential to its countryside location, and in addition, meet one (or more) additional criteria. Such criteria relate to the needs of agriculture or forestry, the extraction of minerals or disposal of waste, quiet informal recreational use or the sustainable development of rural areas. Policy 26, further, requires that proposals must be of a scale appropriate to their countryside character and location, and requires that development does not lead to a significant increase in overall activity in the countryside on a cumulative or individual basis while further preserving the character of its respective setting.

Paragraph 88 of the NPPF states that planning decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure development which respect the character of the countryside; and the retention and development of accessible local services and community facilities.

The Horsham District Visitor Accommodation Study dated July 2016 outlines that the district is well placed to capitalise on the projected growth in domestic short break and overseas tourist markets and the increasing demand for family and friend get togethers, celebrations, and weekends away. The study concludes that there is insufficient provision of all forms of visitor accommodation in the district, with the potential in the rural parts of the district for the provision of high-quality holiday cottages, small holiday lodges/eco lodges etc.

As indicated within both the Horsham District Hotel and Visitor Accommodation Study 2016, there is an identified need for such tourist accommodation as proposed within the district. The proposed scale and nature of the accommodation is appropriate to the character and location of the area, whilst improving the range and quality of facilities for visitors.

It is acknowledged that there is an ongoing need to enhance the rural economy. This proposal is considered to promote quiet informal recreation and enjoyment of the countryside by being located within easy distance of public footpaths allowing access and enjoyment of the surrounding countryside. The nearest public footpaths, reference 1604 is located 101 metres to the west and reference 1904 is located 109metres to the east of the application site and this connects to a wider range of footpaths to the east and south.

The proposed development would promote tourism and increase the range of accommodation within the rural part of the district, where the development would also contribute to the wider rural economy. The proposal would therefore result in social and economic benefits in this regard. While the subject building is not considered to be of any particular visual or aesthetic merit, the re-use of an existing building would result in some limited benefit. For these reasons, the proposed development is considered acceptable in principle, subject to all other material considerations.

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 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 12 of the Barns Green and Itchingfield Neighbourhood Plan states that development will be supported where, having regard to its scale, nature and location, it is of high-quality design and layout, contributes positively to the public and private realm, respects the character and scale of surrounding buildings and landscape, protects the identity of Barns Green and Itchingfield, uses appropriate local materials, and responds positively to the local vernacular character of the parish.

The proposal includes a minor extension to the front elevation of the existing stable, which will be contained within the canopy of the existing building, measuring approximately 2.4 metres and currently consists of a hard surfaced area. Furthermore, fenestration changes are proposed, which include replacing stable doors and windows with domestic fixtures. The proposed materials will match that of the existing stable, comprising timber cladding and timber effect uPVC windows. This minor extension will be a clearly subservient addition to the host building and while the building is of limited aesthetic and visual merit, the proposed external alterations would retain the overall character of the existing building. On the balance of these considerations, it is considered that the resulting design and appearance of the building would reflect and reinforce the rural character of the site and surroundings, in accordance with the above policies.

Arboricultural Impacts:

The site is located some 8 metres from the boundary to an Ancient Woodland (ANCWOO120266). The Council's Arboricultural Officer has raised concerns relating to the proximity of the development to the ancient woodland, including the potential domestication of the site, increased disturbance and long-term harm to the woodland, the absence of an appropriate buffer or exclusion zone, and the protection of the woodland during construction.

Central to this consideration is national policy within the National Planning Policy Framework (2024), which affords strong protection to ancient woodland as an irreplaceable habitat (paragraph 192b). The NPPF advises that development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland, should be avoided unless wholly exceptional circumstances can be demonstrated, and appropriate mitigation or compensation is secured (paragraphs 193a and 193c). Given the ecological importance of ancient woodland, including its undisturbed soils and associated biodiversity, it is essential that development proposals avoid harm to such areas.

The existing building is located within the 15-metre buffer zone to the ancient woodland. Any change to the use of the building for domestic purposes has the potential to require additional services, such as foul and surface water drainage and other utilities, which could result in harm to trees located within the buffer zone if not appropriately managed.

In the assessment of the previous application (DC/21/2424), Officers acknowledged the Arboricultural Officer's holding objection but concluded that, subject to the submission of further information, potential impacts could be mitigated. It was noted that only part of the building lay within the buffer zone and that underground services could be designed and controlled by condition to avoid harm to the woodland.

In this instance, whilst a minor front extension is proposed, it would be contained within the existing footprint of hardstanding and would be located outside of the 15-metre buffer zone. Having regard to the conclusions reached under the previous application, and subject to the imposition of suitably worded conditions relating to drainage works, protective fencing and the establishment of an exclusion zone to safeguard the ancient woodland, it is considered that the proposal would not result in unacceptable harm to the adjacent ancient woodland.

Residential Amenity:

Policy 33 of the HDPF states that development should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities of surrounding development.

Policy 12 of the Barns Green and Itchingfield Neighbourhood Plan states that development should protect the identity and character of Barns Green and Itchingfield and should not cause unacceptable

harm to the amenities of existing or future occupiers, having regard to impacts on privacy, outlook, daylight, sunlight and security.

The site is located in relative isolation from existing neighbouring dwellings, with the nearest neighbour (Valewood Barn) located approximately 75m north-east of the stables. Given the distance between the two sites, coupled with the fact that the proposal would not comprise any additional built form on the site over the existing arrangement, no adverse impacts by way of overlooking, overshadowing, or overbearing would occur.

With the above in mind, the proposal is considered to accord with Policy 33 of the HDPF.

Highways Impacts:

Policy 41 of the HDPF states that development should provide safe and adequate parking, suitable for all anticipated users.

The proposal would utilise the existing access to the south of the site and would utilise the existing hardstanding for parking. No alterations are proposed to the access, and as such the proposal is not considered to result in harm to the function or safety of the public highway network, in accordance with Policy 41 of the HDPF.

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.

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. Conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day

Subject to these conditions the application will suitable 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 development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed use for holiday-let accommodation is considered to support rural economic development within the district and contribute to the wider provision of tourist accommodation. The proposal would not result in harm to the character of the semi-rural area and is of a nature and scale that would not cause unacceptable harm to the amenities of neighbouring properties. Furthermore, the previous reason for refusal under the linked application has now been resolved. As such, the proposal is considered to accord with the relevant policies of the HDPF.

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 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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a post and rail fence, to a height not exceeding 1.2m above ground level, has been erected at a distance of at least 15 metres from the formal designation boundary of the Ancient Woodland with the purpose of enclose it away from the residential uses within the site. This fencing shall remain in perpetuity. Upon installation, the fenced area shall form an exclusion zone where no outbuildings, or domestic paraphernalia shall be sited. No other fencing shall be erected within the site and along the site boundaries without express planning consent from the Local Planning Authority.

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

5 **Regulatory Condition**: Unless otherwise agreed in writing by the Local Planning Authority, no trees or hedges on the site within 15 metres of the formal designation boundary of the Ancient Woodland, shall be wilfully damaged or uprooted, felled/removed, topped or lopped.

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).

6 **Regulatory Condition**: The accommodation 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).

7 **Regulatory Condition**: The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:

(a) The accommodation shall be occupied for holiday and short-term let purposes only;
(b) The accommodation shall not be occupied as a person's sole, or main place of residence;
(c) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
(d) The accommodation shall at all times be managed and supervised by Valewood Farmhouse;
(e) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

8 **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, C, D, E, F of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due 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).

9 **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).

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/25/1940
(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
Location & Block plan		1894.1/01	05.02.2026
Elevation & Floor plan	Existing Floor Plan and Elevations	1894.1/02	25.11.2025
Elevation & Floor plan	Proposed Floor Plan and Elevations	1894.1/03	25.11.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 05.02.2026

Authorising Officer sign/initial Tamara Dale Date: 05.02.2026