



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/26/0629

The Old Dairy and The Granary, Crosby Farm, Lyons Road, Slinfold, Horsham, West Sussex, RH13 0RX

**DESCRIPTION:**

Removal of Conditions 4 and 5 of previously approved application reference DC/24/0796 (Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3) relating to water neutrality.

**RELEVANT PLANNING HISTORY:**

|              |                                                                                                                                                                                                                                                                                                                                   |                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| DC/24/0796   | Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)                                                                                                                                                                                                                               | Application Permitted on 10.09.2024               |
| DC/22/2094   | Prior Notification for Change of Use of 2no commercial buildings (Use Class E) to residential (Use Class C3) to form 2no. dwellings.                                                                                                                                                                                              | Prior Approval Required and REFUSED on 23.12.2022 |
| DISC/25/0029 | Approval of details reserved by condition 3 and 4 to approved application DC/24/0796                                                                                                                                                                                                                                              | Application Permitted on 02.04.2025               |
| DISC/25/0369 | Application for Approval of Details Reserved by Conditions 5 (implementation of water neutrality strategy), 6 (hard and soft landscaping), 7 (refuse and recycling) and 10 (cycle parking) to approved application DC/24/0796 Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3) | Split Decision on 15.01.2026                      |
| DISC/26/0021 | Application for Approval of Details Reserved by Condition 5 to approved application DC/24/0796.                                                                                                                                                                                                                                   | Application Refused on 06.05.2026                 |

**SITE LOCATION & DESCRIPTION:**

The application site is positioned to the north of Lyons Road. The Old Dairy and The Granary were last in use as offices, in 2022. The site lies outside and adjacent to the built-up area boundary, and is therefore within the countryside in policy terms. The site is surrounded by open countryside, with the built surroundings of Slinfold positioned to the south and west of the site. A public footpath runs along the northern boundary of the site.

Permission is sought solely for a removal of condition application (section 73) relating to conditions 4 and 5 which required the development to be carried out in accordance to the submitted and approved Water Neutrality Statement.

**RELEVANT PLANNING POLICIES**

**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy Policy 4 - Strategic Policy: Settlement Expansion

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 41 – Parking

**Slinfold Neighbourhood Plan:**

Policy 5: Development Principles

Policy 6: Housing Mix

Policy 8: Crosby Farm

Policy 11: Existing Employment Centres

Policy 12: Economy and Enterprise

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

Strategic Policy 1: Sustainable Development

Policy 2: Development Hierarchy

Strategic Policy 3: Settlement Expansion

Strategic Policy 6: Climate Change

Strategic Policy 7: Appropriate Energy Use

Strategic Policy 8: Sustainable Design and Construction

Strategic Policy 9: Water Neutrality

Strategic Policy 11: Environmental Protection

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection

Strategic Policy 15: Settlement Coalescence

Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Strategic Policy 23: Infrastructure Provision

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Policy 31 - Rural Economic Development

Strategic Policy 37: Housing Provision

Strategic Policy 38: Meeting Local Housing Needs

Policy 39: Affordable Housing

Policy 40: Improving Housing Standards in the District

**Supplementary Planning Guidance:**

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

**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](http://www.horsham.gov.uk)

### Consultations:

**Natural England:** Standing advice

### PUBLIC CONSULTATIONS:

#### Representations:

None received.

#### Parish Comments:

**Parish Council:** Neutral comment received.

#### Member Comments:

None received

## HUMAN RIGHTS AND EQUALITY:

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

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

## PLANNING ASSESSMENT

Planning permission was previously granted for Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3) under ref: DC/24/0796. This application was approved subject to conditions 4 and 5 stating: -

*“Pre-commencement (Slab Level) Condition: No development above ground floor slab level shall commence until full details of the rainwater/greywater harvesting system, including the rainwater harvesting tank appearance and location, required by the approved water neutrality strategy (Technical Note 1: Water Neutrality Statement received 23/07/2024) have been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To ensure the development is water neutral 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), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).”*

and respectively:

*“Pre-Occupation Condition: No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

*Reason: To ensure the development is water neutral 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), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species)."*

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

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

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

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

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

### **Biodiversity Net Gain (BNG):**

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 proposal would represent a de minimus exemption from mandatory BNG requirements.

### **Conclusions:**

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

## **Recommendation: Application Permitted**

### **Conditions:**

2      **Not used**

- 3      **Regulatory Condition:** The development will be carried out in accordance with the preliminary risk assessment details approved detail under DISC/25/0029. Any changes to these components require the consent of the Local Planning Authority.

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

4      **Not used**

5      **Not used**

- 6      **Regulatory Condition:** The hard and soft landscaping works will be carried out in accordance with approved detail under DISC/25/0369 and shall be maintained hereafter unless otherwise agreed by the Local Planning Authority.

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).

- 7      **Regulatory Condition:** The development hereby permitted will be carried out in accordance to the storage of refuse and recycling facility details approved as part DISC/25/0369.

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

- 8      **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number [PL010]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

- 9      **Pre-Occupation Condition:** No part of the development hereby permitted shall occupied until the windows at The Old Granary at first floor on the south elevation on plan PL023 have been fitted with obscured glazing. Once installed the obscured glazing parts of those windows shall be retained permanently thereafter.

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

- 10      **Regulatory Condition:** The development will be carried out in accordance to the secure and covered cycle parking facilities approved under DISC/25/0369. The provision for cycle parking shall thereafter be retained for use at all times unless otherwise agreed by the Local Planning Authority.

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).

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

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

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

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

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

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

- 14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of the adjoining neighbours in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

#### POSITIVE AND PROACTIVE STATEMENT

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

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#### **Plans list for: DC/26/0629**

Schedule of plans/documents **approved:**

| Plan Type            | Description | Drawing Number | Received Date |
|----------------------|-------------|----------------|---------------|
| Supporting Statement | Planning    | NONE           | 06.05.2026    |

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**DELEGATED**

Case Officer sign/initial

Hannah Darley

Date: 24<sup>th</sup> June 2026

Authorising Officer sign/initial

RHERMITAGE

Date: 03.07.2026