



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0986

Sluetts Farm Buildings, Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:

Removal of Conditions 6 and 7 and variation of Condition 1 of previously approved application DC/23/0306 (Erection of temporary agricultural workers dwelling) relating to Water Neutrality.

RELEVANT PLANNING HISTORY:

DC/22/0567	Prior notification for the demolition of an existing dairy building and replacement with a livestock building	Withdrawn Application on 13.04.2022
DISC/25/0169	Application for Approval of Details Reserved by Condition 7 to approved application DC/23/0306	Application Permitted on 23.07.2025
DC/22/0569	Prior notification for the erection of a feed store with a roller shutter door, replacement silage clamps and a new concreted area to serve the barns currently in situ	Withdrawn Application on 13.04.2022
DC/22/0953	Prior notification for the construction of replacement silage clamps and a new concreted area to serve the barns currently in situ.	Prior Approval Not Required on 15.06.2022
DC/22/1405	Erection of replacement livestock building, new feedstore and extension of existing cattle shed.	Application Permitted on 30.09.2022
DISC/23/0044	Approval of details reserved by condition 3 and 4 to approve application DC/22/1405	Application Permitted on 14.11.2023
DISC/24/0077	Application for Approval of Details Reserved by Condition 5 to approved application DC/23/0306	Application Permitted on 07.06.2024
DISC/24/0078	Application for Approval of Details Reserved by Condition 6 to approved application DC/23/0306	Application Permitted on 31.07.2024
DISC/24/0079	Application for Approval of Details Reserved by Condition 9 to approved application DC/23/0306	Application Permitted on 07.06.2024
DISC/24/0104	Application for Approval of Details Reserved by Condition 4 to approved application DC/23/0306	Application Permitted on 18.06.2024
DISC/24/0105	Application for Approval of Details Reserved by Condition 8 to approved application DC/23/0306	Application Permitted on 18.06.2024
DISC/24/0111	Application for Approval of Details Reserved by Condition 3 to approved application DC/23/0306	Withdrawn Application on 11.07.2024
DISC/24/0128	Application for Approval of Details Reserved by Condition 7 to approved application DC/23/0306	Application Refused on 30.07.2024

DISC/24/0247	Approval of details reserved by condition 3 to approved application DC/23/0306	Application Permitted on 18.02.2025
DISC/25/0053	Application for Approval of Details Reserved by Condition 7 to approved application DC/23/0306	Withdrawn Application on 28.03.2025
DC/23/0306	Erection of temporary agricultural workers dwelling.	Application Permitted on 23.02.2024

DESCRIPTION OF THE SITE

The application site itself is limited to the two bedroom agricultural worker's dwelling and the proposal would not result in an alteration to the rural workers dwelling. In terms of the wider site context Sluetts Farm Buildings form part of the larger Westons Farm holding which extends to 320 hectares (791 acres) and comprises of approximately 289 hectares of arable and 28 hectares of grassland and 3 hectares of woodland, farmyards and farm tracks. There are two farmyards at Westons Farm, notably Westons Farm yard and Sluetts Farm yard (Sluetts Farm Buildings). Sluetts Farm Buildings, located off Two Mile Ash Road was a former dairy unit and is home to applicant's dairy beef enterprise.

DESCRIPTION OF THE APPLICATION

This application proposes to remove Conditions 6 and 7 related to water neutrality and vary condition 1 such that the approved plans list removes the following document pertaining to the document titled 'Water Neutrality Statement (REV 4, 03.05.2023)'.

The approved development pertains to an agricultural workers dwelling which is on a temporary basis until 23.02.2027.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development⁷

Policy 3 - Strategic Policy: Development Hierarchy

Policy 10 - Rural Economic Development

Policy 20 - Rural Workers Accommodation

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 41 – Parking

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

Strategic Policy 1: Sustainable Development

Strategic Policy 2: Development Hierarchy

Strategic Policy 3: Settlement Expansion

Strategic Policy 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 16: protected Landscapes

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 31: Rural Economic Development
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District
Policy 41: Rural Exception Homes
Policy 44: Rural Workers Accommodation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Southwater Neighbourhood Plan:

SNP1 – Core Principles
SNP9 – Home Standards
SNP14 – Adequate Provision of Car Parking
SNP16 – Design
SNP18 – A Treed Landscape

Southwater Parish Design Statement (SPD) 2011

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:

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Parish Council: No 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

Assessment:

The principle of development was established under the previous application and the variation of conditions 1, 6 and 7 would not result in material harm in terms of design, residential amenity or any other matters.

The application seeks to remove condition 6 and 7 and vary condition 1 such that the plans list is altered to exclude a document approved under the plans list pertaining to water neutrality. In support of the application, the applicant has included a covering letter that details that the applicant would be agreeable to imposing a regulatory condition such that the development does not use in excess of 110litres of water per person per day.

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 the NPPF.

It is however considered reasonable and necessary to secure water limitation of 110 litres per person per day in accordance with Policy 35 of the HDPF.

Conclusions:

It is considered that the removal of conditions 6 and 7 and removal of the document Water Neutrality Statement (REV 4, 03.05.2023) from the plans list is acceptable.

Recommendation: Application Permitted

Conditions:

- 2 **Temporary (Time) Condition:** The temporary agricultural workers dwelling hereby permitted shall be removed and the land shall be restored on or before the 23.02.2027, to a condition which has been previously agreed in writing by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the drainage strategy details approved under DISC/24/0247.

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 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the Biodiversity Enhancement Strategy for Protected and Priority species approved under DISC/24/0104. The works shall be retained in that manner thereafter.

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:** The development hereby permitted shall be carried out in strict accordance with the schedule of materials and finishes contained within the Covering Letter submitted as part of DISC/24/0077.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **NOT USED**

- 7 **NOT USED**

- 8 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the hard and soft landscaping approved in DISC/24/0105.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the refuse and recycling facility details submitted as part of DISC/24/0079. These facilities shall thereafter be retained for use at all times.

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

- 10 **Regulatory Condition:** No works relating to the construction 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, unless otherwise agreed in writing by the Local Planning Authority.

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

- 11 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal Tabulated Report (Bakerwell, November 2022).

This may 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: 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).

- 12 **Regulatory Condition:** 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.

Reason: 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).

- 13 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** The water usage of the agricultural workers dwelling hereby permitted shall be limited 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), National Planning Policy Framework (2026), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/0986

(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 plan		4 001 REV A	24.04.2023
Supporting Docs	Appendix 2a ANOB and NP	NONE	20.02.2023
Supporting Docs	Appendix 2b - Nitrate Vulnerable Zones	NONE	20.02.2023
Supporting Docs	Appendix 2c - SSSI	NONE	20.02.2023
Supporting Statement	Temporary Agricultural Workers Dwelling Appraisal	NONE	20.02.2023
Supporting Statement	Preliminary Ecological Appraisal	NONE	20.02.2023
Block plan	Existing	4 002	20.02.2023
Site plan	Existing	4 003 REV A	20.02.2023
Elevation & Floor plan		4 1010	20.02.2023
Supporting Docs	Appendix 1	NONE	20.02.2023
Supporting Statement		REV 4	03.05.2023
Site plan		4 100 REV B	25.04.2023

DELEGATED

Case Officer sign/initial Hannah Darley Date: 24th September 2026

Authorising Officer sign/initial Tamara Dale Date: 24.09.2026