



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0710
Arun House , 83A High Street, Billingshurst, West Sussex, RH14 9QX

DESCRIPTION:

Change of Use from Sui Generis (Youth Day Centre) to Sui Generis (Community Use).

RELEVANT PLANNING HISTORY:

DC/21/1449	Non Material Amendment to previously approved application DC/20/0506 (Change of use of ground floor from offices to Youth Day Centre, amendments to windows and new means of escape door) to allow for relocation of external escape door.	Application Permitted on 05.08.2021
DC/20/0506	Change of use of ground floor from offices to Youth Day Centre, amendments to windows and new means of escape door	Application Permitted on 20.05.2020
DISC/20/0236	Approval of details reserved by conditions 3 and 4 to approved application DC/20/0506	Application Permitted on 26.10.2020

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 11 - Tourism and Cultural Facilities
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 18 - Retirement Housing and Specialist Care
Policy 19 - Park Homes and Residential Caravan Sites
Policy 20 - Rural Workers Accommodation
Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
Policy 22 - Gypsy and Traveller Sites
Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside

- Policy 29 - Equestrian Development
- Policy 30 - Protected Landscapes
- 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 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities
- Policy 43 - Community Facilities, Leisure and Recreation

Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031

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 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 10: Flooding*
- Strategic Policy 11: Environmental Protection*
- Strategic Policy 12: Air Quality*
- Strategic Policy 13: The Natural Environment and Landscape Character*
- Strategic Policy 17: Green Infrastructure and Biodiversity*
- Strategic Policy 19: Development Quality*
- Strategic Policy 20: Development Principles*
- Policy 21: Heritage Assets and Managing Change within the Historic Environment*
- Strategic Policy 24: Sustainable Transport*
- Policy 25: Parking*
- Strategic Policy 27: Inclusive Communities, Health and Wellbeing*
- Policy 28: Community Facilities, Leisure and Recreation*
- Strategic Policy 34: Tourism Facilities and Visitor Accommodation*
- Strategic Policy 35: Town Centre Hierarchy and Sequential Approach*
- Strategic Policy 36: Town Centre 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:**INTERNAL CONSULTATIONS****HDC Conservation:** No Objection

The proposed development relates purely to the change of use of the property enabling its use by the wider community. It would be considered that the proposal would preserve the special historic and architectural character of the conservation area, and therefore no objection would be raised.

HDC Environmental Health: Comment

HDC Environmental Health notes that the first-floor residential flat is in the same ownership as the ground floor.

1. Recommended that a condition or legal agreement is applied to ensure that the building remains in the same ownership.
2. The proposed should be restricted to those detailed in the Design and Access Statement:
 - Community meetings and events
 - Educational and training uses
 - Support groups and social activities
 - Youth and adult services
3. Because of the first floor residential flat, recommend a condition to ensure that no music amplified or otherwise is allowed to be played.
4. There should be an effective management system in place to control noise and nuisance ensuring that neighbouring residents are not disturbed. Users of the site should agree and sign up to pre-set conditions designed to prevent noise, nuisance and anti-social behaviour.
5. Full details of any proposed additional external plant or external lighting should be forwarded to the Planning Authority for prior approval

OUTSIDE AGENCIES**WSCC Highways:** No Objection

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary

to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection has been received from 1 address, objecting to the application on the following grounds:

Concerns were raised regarding parking that could occur on Jubilee Court, the hours of use of the property as well as concerns as regard to noise and a loss of privacy due to the development.

1 letter of Support has been received from 1 address, supporting the application on the following grounds:

More open access to more of the community would be a great improvement for community facilities in Billingshurst. There has been no issue with the use as a youth centre and use for wider age group would be beneficial.

Parish Comments:

No response 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

This application is for Change of Use from Sui Generis (Youth Day Centre) to Sui Generis (Community Use) at Arun House, 83A High Street, Billingshurst. The site has operated as a youth centre located on the main high street of Billingshurst since 2020 after approval of DC/20/0506 (Change of use of ground floor from offices to Youth Day Centre, amendments to windows and new means of escape door). Before the use of as a youth centre, the site operated as an office. The application site sits on the junction of Jubilee Court and High Street and is bounded by footpaths to its east and south elevation. The site is within the Conservation Area.

Condition 8 of DC/20/0506 confers that the use of the building is restricted to a youth day centre use and no other uses as follows:

- 8 ***Regulatory Condition:*** *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the premises hereby permitted shall be used solely as a 'youth day centre' and for no other purposes whatsoever without express planning consent from the*

Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 may not be appropriate for this location under the requirements of Policy 33 of the Horsham District Planning Framework (2015).

Principle of Development:

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 2 of the HDPF sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

Policy 42 of the HDPF states, "Positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported". It aims to ensure that new development supports the creation of socially inclusive and accessible environments. It encourages developments that meet the needs of all community members, including vulnerable and disadvantaged groups, by promoting access to services, facilities, and opportunities for social interaction. This includes the coordination of services to fulfil the needs of young people.

Policy 43 of the HDPF seeks to acquire the provision for new or improved community facilities where they meet the identified needs of the community. A community's sustainability is dependent on the services and facilities that they access. As such, this policy seeks to provide, retain and enhance existing facilities and services for the local community to benefit from.

Policy Bill 1 of the Billingshurst Neighbourhood Plan states that development in Billingshurst parish shall be focused within the proposed built-up area of Billingshurst village.

Policy Bill 4 of the Billingshurst Neighbourhood Plan states that in order to provide for the increased need for leisure provision, development proposals that deliver the following shall be strongly supported: the provision of additional and improved youth facilities.

The proposal seeks to convert the use of the building from a youth day centre to a broader wider community centre use. It is considered that these uses are broadly akin to each other though are likely to allow different activities and clientele. Activities likely to occur include: community meetings and events; educational and training uses; support groups and social activities; youth and adult services. It is considered the proposal would still serve a community use and would likely have a wider gamut of users (compared to existing) which is considered beneficial to the wider area. It is therefore considered the proposal would accord with the policies above.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks 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.

Paragraph 135 of the NPPF (December 2024) should ensure that development is high-quality, functional and enduring, creating visually attractive places through good architecture, layout and landscaping. They should respect and enhance local character and history while allowing for appropriate innovation, establish a strong sense of place, and make efficient use of land to support a suitable mix of uses and community infrastructure. Development should also deliver safe, inclusive and accessible environments that promote health and well-being, provide a high standard of amenity for all users, and avoid impacts that could undermine quality of life or community cohesion.

No external changes to the appearance of the building are proposed. Thus, the proposal is considered to satisfy the above policies.

Heritage and Archaeology:

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

The site is within the Conservation Area. As stated above, no external changes to the appearance of the building are proposed. Thus, the proposal is considered to satisfy the above policies.

Residential 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.

Previously under DC/20/0506, the youth centre was open from 0900 to 2100hrs to allow “the need for children to be able to use the facility for homework and counselling outside of core school hours. While this opening creates potential for noise and disturbance beyond that created by previous use of the premises it is considered that this can be minimised through appropriate conditions”.

Condition 3 imposed to DC/20/0506 required a noise management plan to be submitted to the Council which was then submitted under a separate discharge of condition application DISC/20/0236. The use of the new community facility will also operate 0900 to 2100 hrs as confirmed by the agent. Though the use of the facility is akin to the existing, it is considered that this proposal would require a new noise management plan due to the slight variation in activities which sets out a series of measures to control noise from activities and operations. It is considered that this approach coupled with the modest scale of the facility would provide sufficient control over the management of the site as to ensure no unacceptable impacts resulted for occupants of adjoining properties.

Additionally, condition 4 of DC/20/0506 required submission of detail regarding “means of ventilation for the extraction and disposal of cooking odours in the kitchen and extraction in the WC shall have been submitted to and approved by the Local Planning Authority in writing”. This was also discharged under DISC/20/0236. This is not envisaged to change owing to the new development / use, and no new condition is required regarding this.

Again, it is noted that the first-floor unit would be occupied independently of the ground floor. Environmental Health has recommended the ownership of the ground floor and first floor (the building) is tied by way of legal agreement. This is to protect the residents of the first floor flat, however this is not considered feasible. This was considered previously under DC/20/0506 with Officers concluding in similar fashion.

Under DC/20/0506, acoustic underlay was included at first floor and there will be a new ceiling below the existing at ground floor to offer additional sound buffering.

It is noted that Environmental Health recommended conditions to prevent any music being played in the premises and to prevent any external lighting. It is though considered that the playing of music would not as a matter of course lead to noise disturbance for adjoining properties, including the first floor unit, and the required noise management plan would be sufficient to minimise potential for unacceptable harm.

In terms of external lighting the site is within a built up area where the proposed hours of use would not be inappropriate and no additional lighting is indicated on the submitted plans. Similarly, the nature of the internal and external works does not raise any need for controls to be imposed in relation to construction activities, with any impacts likely to be short-term and not of any particular consequence.

It is considered that the proposal would not result in such an increase in frequency or level of activity to generate additional material noise and disturbance above the existing and established situation. Subject to conditions limiting hours of use and requiring the submission of an updated Noise Assessment, it is considered that the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Policy Bill 13 of the Billingshurst Neighbourhood Plan states that development proposals that would result in the loss of publicly accessible car parking will not be supported unless they include alternative and equivalent provision in an accessible location.

As per the LHA's assessment "No parking provision is provided for the proposal. When previously assessed under DC/20/0506, given the proposed use of the site for young people, the LHA did not anticipate that any 'client' parking provision would be required; however considered that some staff/volunteer parking demand was possible. The proposal to provide general community use could increase the potential demand for parking associated with the use, although the Planning Statement indicates that the trip generation would be of a similar level, or more flexible than the approved use; however, no justification has been provided for this."

It is considered that there is a lack of onsite parking provision however, as per the LHA's assessment "it is anticipated that the use would be utilised by local residents of Billingshurst who could walk to the site. Public car parks are also located within proximity of the site". It is therefore considered that the proposal would satisfy the above policies.

On-street car parking is limited in the immediate vicinity and there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. Public car parks are located close by which is considered satisfactory for users of the facility to park in.

It is therefore considered the proposal satisfies the policies above.

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.

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

Other Matters:

Horsham District Council recognises all representations received during the course of the application. As discussed within the Highways Impact section of this report, it is thought there would be limited impact on the highways given the already controlled restrictions on Jubilee Court as well as parking being available within public car parks situated near the proposal. It has been outlined that the proposal will operate the same hours as the existing youth club (0900 – 2100hrs). There is not considered a loss of privacy due to the development, with no external alterations proposed due to the development.

Conclusions:

The application is considered acceptable in principle and is not considered to result in harm to the character and visual amenity of the area, nor result in harm to public highway safety and amenity of neighbouring properties and users of land. The proposal is therefore considered to accord with all relevant local and national planning policies.

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-Use Condition:** Prior to commencement of the use hereby permitted, an updated Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to management responsibilities during all operating hours, measures to control noise from all activities and operations and means of minimising noise, nuisance and anti-social behaviour. The Noise Management Plan shall include a draft user agreement to be agreed by all operators and hirers of the facility, if relevant, setting out their responsibility and restrictions in relation to noise. The Noise Management Plan shall be implemented and complied with thereafter for the duration of the use hereby permitted.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The premises shall not be open for trade or business except between the hours of 09:00 and 21:00 Monday to Sunday (inclusive).

Reason: To safeguard the amenities of neighbouring properties in accordance with 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 the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the ground floor of the premises hereby permitted shall be used solely for Class F.2(b) purposes only and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 may not be appropriate for this location under the requirements of Policy 33 of the Horsham District Planning Framework (2015).

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/26/0710

(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	Existing Location and Block Plan	26049/100	30.04.2026
Floor plan	Existing Floor Plans	26049/110	30.04.2026

