Public Document Pack

Email: committeeservices@horsham.gov.uk
Direct line: 01403 215465

Horsham District Council

Planning Committee (South)

Tuesday, 15th December, 2020 at 2.30 pm
via Remote Video Link

Councillors:

Brian Donnelly (Chairman)
Tim Lloyd (Vice-Chairman)
John Blackall
Chris Brown
Jonathan Chowen
Philip Circus
Paul Clarke
Michael Croker
Ray Dawe
Nigel Jupp
Liz Kitchen
Lynn Lambert
Mike Morgan
Roger Noel
Bob Platt
Josh Potts
Kate Rowbottom
Jack Saheid
Jim Sanson
Diana van der Klugt
Claire Vickers
James Wright

You are summoned to the meeting to transact the following business

Glen Chipp
Chief Executive

Agenda

Page No.

GUIDANCE ON PLANNING COMMITTEE PROCEDURE

1. **Apologies for absence**

2. **Minutes** 7 - 12

   To approve as correct the minutes of the meeting held on 24 November 2020
   (Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)

3. **Declarations of Members' Interests**

   To receive any declarations of interest from Members of the Committee

4. **Announcements**

   To receive any announcements from the Chairman of the Committee or the Chief Executive

To consider the following reports of the Head of Development and to take such action thereon as may be necessary:

5. **Appeals** 13 - 14

Applications for determination by Committee:

6. **DC/20/1519 - Hobbits, Stall House Lane, North Heath, Pulborough** 15 - 38

Ward: Pulborough, Coldwaltham & Amberley
Applicant: Mr and Mrs M Skillman

7. **DC/20/1711 - Townhouse Farm, Coolham Road, Thakeham** 39 - 54

Ward: West Chiltington, Thakeham & Ashington
Applicant: Tony Fowler

8. **Urgent Business**

Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

GUIDANCE ON PLANNING COMMITTEE PROCEDURE

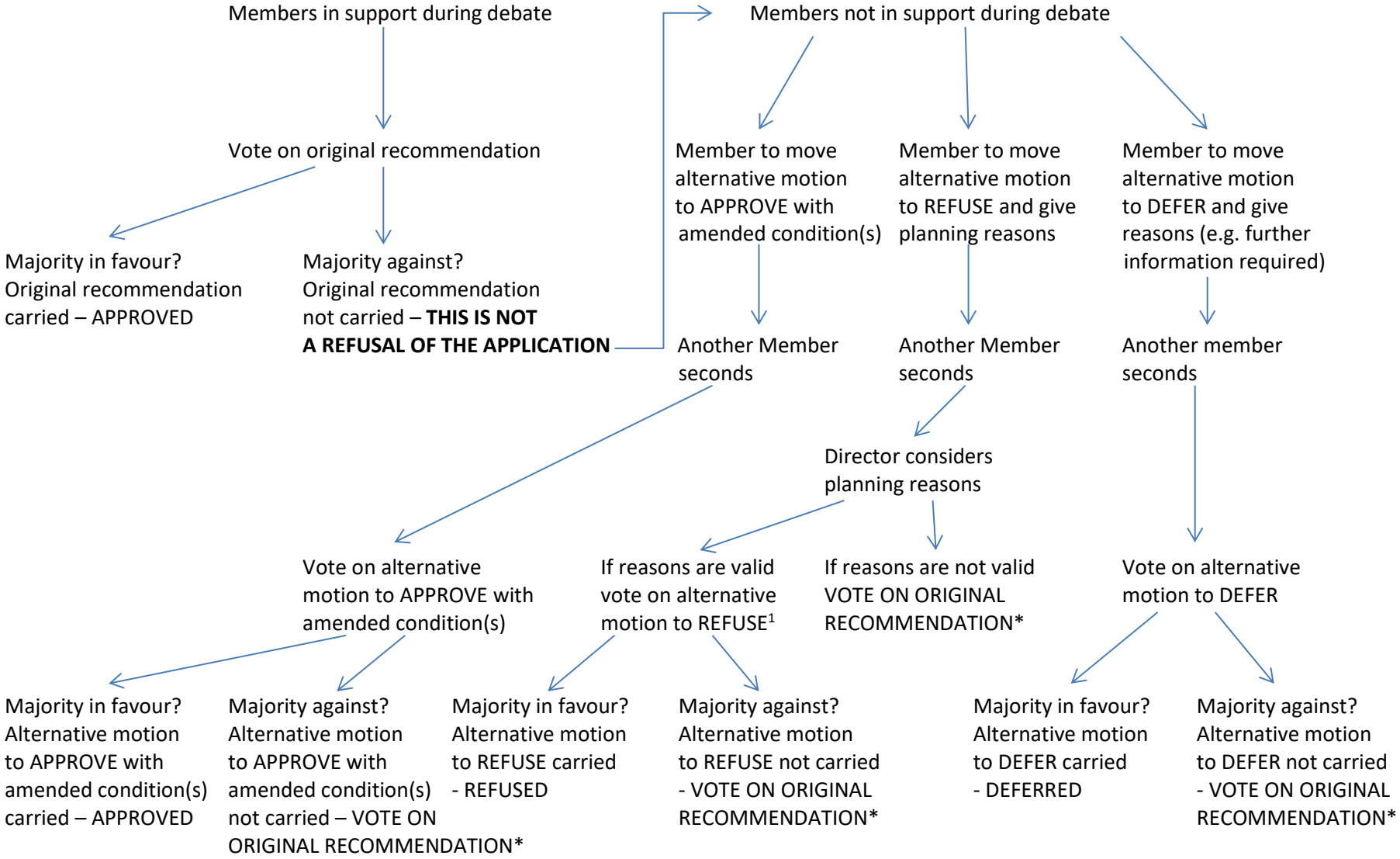
(Full details in Part 4a of the Council's Constitution)

Addressing the Committee	Members must address the meeting through the Chair. When the Chairman wishes to speak during a debate, any Member speaking at the time must stop.
Minutes	Any comments or questions should be limited to the accuracy of the minutes only.
Quorum	Quorum is one quarter of the total number of Committee Members. If there is not a quorum present, the meeting will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If a date is not fixed, the remaining business will be considered at the next committee meeting.
Declarations of Interest	Members should state clearly in which item they have an interest and the nature of the interest (i.e. personal; personal & prejudicial; or pecuniary). If in doubt, seek advice from the Monitoring Officer in advance of the meeting.
Announcements	These should be brief and to the point and are for information only – **no debate/decisions**.
Appeals	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
Agenda Items	The Planning Officer will give a presentation of the application, referring to any addendum/amended report as appropriate outlining what is proposed and finishing with the recommendation.
Public Speaking on Agenda Items **(**Speakers must give notice by not later than noon two working days before the date of the meeting**)**	Parish and neighbourhood councils in the District are allowed **5** minutes each to make representations; members of the public who object to the planning application are allowed **2** minutes each, subject to an overall limit of **6** minutes; applicants and members of the public who support the planning application are allowed **2** minutes each, subject to an overall limit of **6** minutes. Any time limits may be changed at the discretion of the Chairman.

Rules of Debate	**The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.**
	
	- No speeches until a proposal has been moved (mover may explain purpose) and seconded
	- Chairman may require motion to be written down and handed to him/her before it is discussed
	- Seconder may speak immediately after mover or later in the debate
	- Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max **5** minutes or longer at the discretion of the Chairman)
	- A Member **may not speak again except:**
	  o On an amendment to a motion
	  o To move a further amendment if the motion has been amended since he/she last spoke
	  o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried)
	  o In exercise of a right of reply. Mover of original motion

	has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply. ○ On a point of order – must relate to an alleged breach of Council Procedure Rules or law. Chairman must hear the point of order immediately. The ruling of the Chairman on the matter will be final. ○ Personal explanation – relating to part of an earlier speech by the Member which may appear to have been misunderstood. The Chairman's ruling on the admissibility of the personal explanation will be final. - Amendments to motions must be to: ○ Refer the matter to an appropriate body/individual for (re)consideration ○ Leave out and/or insert words or add others (as long as this does not negate the motion) - One amendment at a time to be moved, discussed and decided upon. - Any amended motion becomes the substantive motion to which further amendments may be moved. - A Member may alter a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - A Member may withdraw a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).
Alternative Motion to Approve	If a Member moves an alternative motion to approve the application contrary to the Planning Officer's recommendation (to refuse), and it is seconded, Members will vote on the alternative motion after debate. If a majority vote against the alternative motion, it is not carried and Members will then vote on the original recommendation.
Alternative Motion to Refuse	If a Member moves an alternative motion to refuse the application contrary to the Planning Officer's recommendation (to approve), the Mover and the Seconder must give their reasons for the alternative motion. The Director of Planning, Economic Development and Property or the Head of Development will consider the proposed reasons for refusal and advise Members on the reasons proposed. Members will then vote on the alternative motion and if not carried will then vote on the original recommendation.
Voting	Any matter will be decided by a simple majority of those voting, by show of hands or if no dissent, by the affirmation of the meeting unless: - Two Members request a recorded vote - A recorded vote is required by law. Any Member may request their vote for, against or abstaining to be recorded in the minutes. In the case of equality of votes, the Chairman will have a second or casting vote (whether or not he or she has already voted on the issue).
Vice-Chairman	In the Chairman's absence (including in the event the Chairman is required to leave the Chamber for the debate and vote), the Vice-Chairman controls the debate and follows the rules of debate as above.

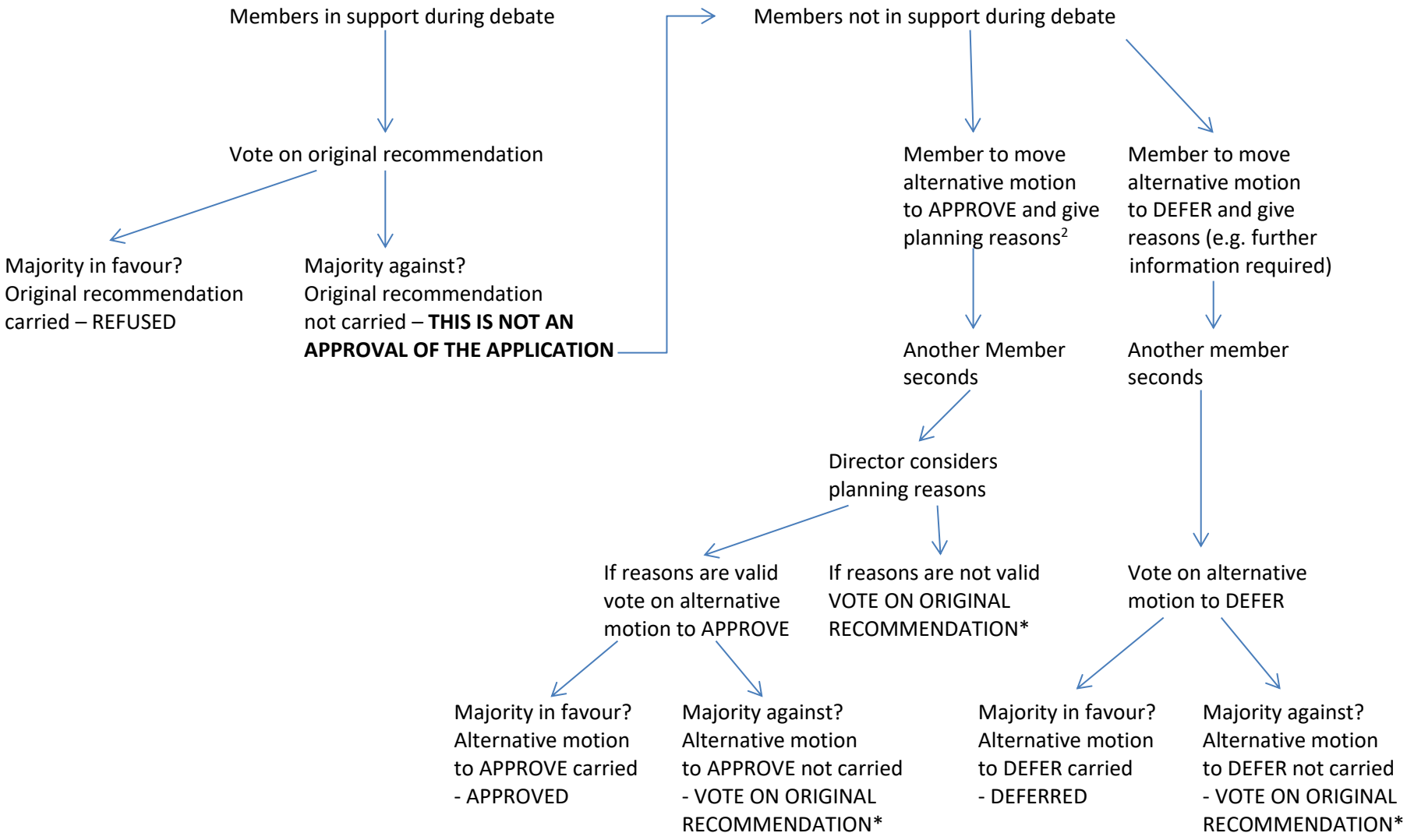
Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

[1] Subject to Director's power to refer application to Full Council if cost implications are likely.

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

[2] Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

Planning Committee (South)
24 NOVEMBER 2020

Present: Councillors: Brian Donnelly (Chairman), Tim Lloyd (Vice-Chairman), John Blackall, Chris Brown, Jonathan Chowen, Philip Circus, Paul Clarke, Michael Croker, Ray Dawe, Nigel Jupp, Liz Kitchen, Lynn Lambert, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Jack Saheid, Jim Sanson, Diana van der Klugt, Claire Vickers and James Wright

PCS/40 **MINUTES**

The minutes of the meeting held on 20 October were approved as a correct record and would be signed by the Chairman at a later date.

PCS/41 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Paul Clarke declared a personal interest for item 6 (DC/20/0636) as he knew a public speaker.

Councillor Jack Saheid declared a prejudicial interest for item 10 (DC/20/1547) as he was the applicant. He agreed to leave the meeting for the duration of this item.

Councillor Diane van der Klugt declared a personal interest for items 6 (DC/20/0636) and 8 (SDNP/20/01471/FUL) as she knew a public speaker for both items.

PCS/42 **ANNOUNCEMENTS**

There were no announcements.

PCS/43 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCS/44 **DC/20/0636 - LAND AT JUNCTION OF HILL FARM LANE AND STANE STREET, CODMORE HILL, PULBOROUGH**

The Head of Development reported that this application sought planning permission for the change of use of the site for the provision of four pitches for use by gypsies and travellers, including associated car parking and touring caravan parking.

The application site was located at the junction between hill farm lane and Stane Street, Codmore Hill, Pulborough and adjoined the defined built up area

boundary of Codmore Hill. The site was accessed by the public highway to the south and over and area of land of which the applicant has a right of way over.

Following amendments to the original application, 37 letters of objection had been received. The Parish Council raised an abjection to this application. One member of the public spoke in objection. The applicant's agent addressed the committee in support of the application. A representative from the Parish Council spoke in objection.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the Principle of Development; Sustainability; Design, Appearance & Landscape impact; Impact on Listed Buildings; Impact on Neighbouring Amenity; Highways & Parking Considerations & Implications; Impact on trees; and Ecology Considerations.

It was proposed that the application be refused, and this motion was seconded.

Following legal advice, the Chairman invited discussion of granting a temporary planning permission for two years, but the Committee concluded that this would have the same negative impact on surrounding amenities as a permanent permission.

After careful consideration Members resolved to refuse planning permission for this application on the grounds of overdevelopment and the negative impact it would have on the surrounding amenity.

RESOLVED

That planning application DC/20/0636 be refused for the following reason:

> The proposed development, by virtue of the size of the site and the number of pitches, would result in over dominance of the surrounding area and community within the small settlement of Codmore Hill. No special circumstances have been presented to justify a need for this site. The proposal would therefore be contrary to Policies 23 and 26 of the Horsham District Planning Framework (2015) and paragraphs 14 and 25 of the Planning Policy for Traveller Sites (2015).

PCS/45 **DC/19/2196 - WESTLANDS FARM, BILLINGSHURST ROAD, ASHINGTON, PULBOROUGH**

The Head of Development reported that this application sought planning permission for the erection of two semi-detached dwellings to the east of Westlands Farm. This application followed the granting of prior approval for the change of use of an agricultural building to the north of the wider site of two 2-bedroom dwellings under Class Q of schedule 2, part 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended. The proposal also involved the removal of the building subject of

prior approval and two storage buildings, one attached to the eastern elevation of Westlands Farm. A carport associated with Westlands Farm was also to be removed.

The Application Site was located to the south-west of Billingshurst Road, to the north of Ashington outside any built-up area.

No letters of representation had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: Principle of Development; Character and Appearance; Amenity Impacts and Highways Impacts.

RESOLVED

That planning application DC/19/2196 be approved subject to the conditions as set out in the report.

PCS/46 **SNDP/20/01471/FUL - PIPPIN FARM, TOAT LANE, PULBOROUGH**

The Head of Development reported that this application sought temporary permission for the retention of a farm office not exceeding three years. An extant permission for permanent office facilities on the holding remained, though permanent facilities had not been implemented.

The application site was located to the west and north-west of Toat Lane extending the course of the Wey and Arun canal to the north. The site would be accessed via Toat Lane, shared with several dwellings and agricultural facilities along the highway.

15 letters of representation had been received with 11 in objection and 4 in support. Three members of the public spoke in objection to the application. The Applicant's Agent addressed the committee in support of the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: Principle of Development; Visual Impact and Landscape Character; Amenity; and Highway Safety & Operation.

After careful consideration Members concluded that this application was inappropriate in relation to its design within the SDNP and would result in a harmful impact on the amenity of adjacent properties.

RESOLVED

That application SNDP/20/01471/FUL be refused for the following reason:

The proposal is inappropriate in relation to its design within the SDNP, detracts from the tranquillity of the area, impacts on the Dark Night Skies of the SDNP and results in a harmful impact on the amenity of adjacent properties contrary to Policies SD4, SD5, SD7 and SD8 of the South Downs Local Plan 2019.

PCS/47 **DC/20/0326 - LAND ON THE SOUTH SIDE OF HILL FARM LANE, CODMORE HILL, PULBOROUGH**

The Head of Development reported that this application sought planning permission for the erection of livery stables with associated facilities and two units of grooms accommodation above, machinery store, horse walker along with the creation of an access track and parking area construction of new livery stables and facilities, including a new driveway and parking area for hose-boxes with a total capacity for 39 vehicles.

This application had been considered previously at the meeting of Planning Committee South held on 22 September 2020 where it was resolved to defer this application.

There had been an amendment to condition 14 to ensure these stables would only be for personal use or to one private client.

There had been no further letters of representation since this application was previously considered. The Architect addressed the committee in support of the application.

RESOLVED

That application DC/20/0326 be delegated to the Head of Development to finalise conditions with a view to be approved following consultation with the Chair, Vice-Chair and local Members.

PCS/48 **DC/20/1547 - NEW SPINNEY, SPINNEY LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought retrospective planning permission for the retention of solar panels on the east and west elevations of the dwelling house and the east elevation of the detached garage at New Spinney.

The application site was located within a semi-rural location, on Spinney Lane.

West Chiltington Parish Council objected to this application on the grounds that it caused a negative impact on the amenity of a neighbouring property. Two letters of objection had been received. One member of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of

development; the character of the development and the visual amenities of the street scene; and the amenities of the occupiers of adjoining properties.

RESOLVED

That application DC/20/1547 be deferred to allow for planning officers to see if the panels can be relocated to a more appropriate position in consultation with local Members. If no agreement can be reached this application will be returned to Committee.

PCS/49 **SDNP/20/03058/FUL - LAND SOUTH OF EAST STREET FARM, EAST STREET, AMBERLEY**

The Head of Development reported that this application sought permission for the provision of non-commercial stabling on land within the ownership of HDC.

The application site was located to the south of East Street Farm.

Amberley Parish Council were in support of this application. Three letters of support had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; visual impact and landscape character; amenity; dark night skies; and ecosystem services.

RESLOVED

That application SDNP/20/03058/FUL be approved subject to the conditions as set out in the report.

The meeting closed at 6.05 pm having commenced at 2.30 pm

CHAIRMAN

This page is intentionally left blank

Planning Committee (SOUTH)

Date: 15th December 2020

Report on Appeals: 12/11/2020 – 02/12/2020

1. Appeals Lodged

Horsham District Council have received notice from the Planning Inspectorate that the following appeals have been lodged:

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
EN/20/0101	Plot 10, Land On Eastside of Dukes Hill, Thakeham, West Sussex, RH20 2LT	16-Nov-20	Notice served	N/A
DC/20/0600	Fryern Park Farm, Fryern Park, Fryern Road, Storrington, Pulborough, West Sussex, RH20 4FF	16-Nov-20	Application Permitted	Application Refused
DC/20/0789	Former B and W Building, Elm Grove Lane, Steyning, West Sussex, BN44 3SA	27-Nov-20	Application Permitted	Application Refused
DC/19/1752	Malthouse Farm, Malthouse Lane, Ashington, Pulborough, West Sussex, RH20 3BU	02-Dec-20	Application Refused	N/A

2. Appeals started

Consideration of the following appeals has started during the period:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
None during period					

3. Appeal Decisions

HDC have received notice from the Ministry of Housing, Communities and Local Government that the following appeals have been determined:

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/19/1113	Furzedown Field, Kithurst Lane, Storrington, Pulborough West Sussex, RH20 4LP	Written Representation	Appeal Allowed	Non-determination	N/A
DC/19/1031	Land To The West of Hillside, Harbolets Road, West Chiltington, Pulborough, West Sussex, RH20 2LG	Written Representation	Appeal Dismissed	Application Refused	N/A

Horsham District Council

PLANNING COMMITTEE REPORT

TO:	Planning Committee South
BY:	Head of Development
DATE:	15th December 2020
DEVELOPMENT:	Demolition of dwelling and erection of a two storey detached 4 bedroom dwelling with detached double garage. Erection of an equestrian arena and outdoor riding arena together with associated parking. Retention of existing stables and new equestrian facilities
SITE:	Hobbits Stall House Lane North Heath Pulborough West Sussex RH20 2HR
WARD:	Pulborough, Coldwaltham and Amberley
APPLICATION:	DC/20/1519
APPLICANT:	**Name:** Mr and Mrs M Skillman **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations raising material planning considerations that are inconsistent with the recommendation of the Head of Development.

RECOMMENDATION: To approve planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 Planning permission is sought for the demolition of the existing dwelling (Hobbits), the erection of the following:

- a replacement dwelling,
- a detached double garage
- an indoor riding area with 21 internal stables and hay store (67m by 36m); and
- an outdoor riding arena (60m by 20m).

The indoor and outdoor arenas would be predominantly used for private purposes for the keeping, breeding and rearing of competition dressage horses owned by the applicants and their Groom/Head Trainer. The applicants live next to the site, and the replacement dwelling is to be occupied by the Groom/Head Trainer. The proposals state that the facilities will not be a standard equestrian centre with various livery or riding school events, but a bespoke business run by a dedicated trainer. It will include training days where the Head Trainer would

Contact Officer: Robert Hermitage **Tel: 01403 215382**

train an individual rider on a ‘one-in one-out’ basis, likely 2 sessions per day and a maximum of five per week.

1.2 The proposed replacement dwelling would be sited approximately 12m forward of the existing dwelling, and would comprise a reduced overall floor area. The replacement dwelling would be one and a half storeys in height, and would host a half-hipped roof with three small dormers to the front elevation, and three larger half-dormers to the rear. The dwelling would be composed of a timber boarded exterior, with plain roof tiles, and a brick plinth. The detached double garage would be set to the front of the dwelling, matching the material composition of the main dwelling.

1.3 The proposed indoor arena would be sited 84m to the rear of the dwelling. The main body of the arena would measure some 67m in width, 36m in depth, including a 4.3m by 21.2m stable area to the side, and a 15.5m by 3.5m hay store to the rear. The arena would host a pitched roof with an eaves height of 3.2m and a maximum ridge height of 9.2m, and would be composed of a horizontal timber weather boarding, sheet roof, and a brick plinth. The arena would include 21 internal stables, a seating area, a feed store, office, tack room, WC, wash bays, laundry room, and an indoor 60m by 20m exercise arena. The exterior forecourt of the building would include parking spaces of 8 cars, and 4 horse box spaces.

1.4 The proposal also includes the creation of an outdoor 60m by 20m sand school between the proposed replacement dwelling and indoor arena, and would be countersunk into the slope, with associated planted boundary hedging and a gated entrance.

1.5 The site would be accessed via the existing access to the site. A new access would be created spurring from the junction to the street to the replacement dwelling, travelling west to east, and to the proposed equestrian areas. The existing access would remain to serve the existing stable building to the north of the site. The proposal also includes associated landscaping works, tree removal, and boundary planting enhancements. The existing ‘U’ shape stable building in the north-eastern corner of the site would remain.

DESCRIPTION OF THE SITE

1.6 The application relates to a 2.6ha site located on the southern side of Stall House Lane, North Heath. The site hosts an existing dwelling towards the north-eastern boundary to Stall House Lane, in addition to a 6 stable building to the north. The curtilage to the rear / south of the buildings is laid to grass, with sporadic siting of self-seeded wooded areas, and slopes gently towards the south. The boundaries of the site are lined with established trees and foliage, with a single access to the northern boundary from Stall House Lane

1.7 The site is located outside of the built-up area, within a predominantly rural location. Stall House Lane is characterised by sporadic siting of large detached dwellings, set within generous curtilages. The site is surrounded by large open fields and wooded areas. Public Bridleway 2299 travels east to west to the front boundary of the site, and public footpath 2322 travels east to west adjacent to the southern boundary.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
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 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

RELEVANT NEIGHBOURHOOD PLAN

Pulborough Neighbourhood Planning Document
The submission draft Pulborough Neighbourhood Plan is out to consultation in accordance with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation is running for 8 weeks from 5pm 18 November 2020 to midnight 13th January 2021.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/2096	Demolition of dwelling and erection of a two storey detached 4 bedroom dwelling with detached double garage. Erection of an equestrian arena and outdoor riding arena together with associated parking. Retention of existing stables and new equestrian facilities	Withdrawn Application on 06.01.2020
DC/16/0745	Construction of replacement stables	Application Permitted on 25.05.2016
DC/15/0652	Construction of replacement stables incorporating grooms accommodation	Application Refused on 21.05.2015

3. OUTCOME OF CONSULTATIONS

3.1 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

INTERNAL CONSULTATIONS

HDC Landscape Architect: No Objection
(*summary*) – initial concerns relating to an increased level of activity to the site, though this would be contained by the existing landscape features which can be further mitigated with the reinforcement planting of the boundaries and potentially with the sensitive positioning of the building within the receiving land. The submitted LVIA concludes that the northern and central parts of the site are of a more enclosed character and that as a result there is potential to mitigate the harm arising from the proposals. Following the submission of additional information (relating to level information, rooflights, and planting), these concerns have been addressed and can be adequately conditioned.

HDC Environmental Health: No Objection
(*summary*) – subject to the application of suggested conditions

HDC Drainage: No Objection
(*summary*) – no overall objections to the drainage strategy proposed. The applicant should be advised that any discharge to the local watercourse might require 'Ordinary Watercourse Consent',

HDC Arboriculture: No Objection
(*summary*) – none of the internal trees appear to have any especial amenity merit. The tree protective measure put forward in regard to the retained tree stock on the site are compliant with BS 5837 'Trees in relation to design, demolition, and construction - Recommendations' (2012), and are satisfactory.

OUTSIDE AGENCIES

WSCC Highways: No Objection
(*summary*) – The Local Highway Authority does not consider that the 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 109), and that there are no transport grounds to resist the proposal. Suggested conditions (attached).

Ecological Consultant: No Objection
(*summary*) – the proposal includes suitable details of proposed ecological mitigations and biodiversity enhancements sufficient to determine the application. Suggested conditions (attached).

A Habitats Regulation Assessment (HRA) has been carried out given the location of the site within 5km of the Mens Special Area of Conservation (SAC). The HRA concludes that the proposal will not have a Likely Significant Effect on the qualifying features of the SAC and that the HRA does not need to proceed to HRA Stage 2: Appropriate Assessment.

Southern Water: Comment
(*summary*) – There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal. The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation.

South Downs National Park: Comment
(*summary*) – the SDNP encourage any new development close to the National Park's boundary to have a sensitive approach to lighting which conforms with the Insatiate of Lighting Professionals guidance for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects.

WSCC Flood Risk Management: No Objection
(*summary*) – the site is located within an area of low ground and flood water risk. Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent and an appropriate development-free buffer zone should be incorporated into the design of the development. There are no historic records of flooding on the site.

WSCC Rights of Way: No Objection
(*summary*) – It appears the proposed development will not affect the PROW that runs adjacent to it; however, it should be clearly noted that the access along Stall House Lane at this point also carries a Public Right of Way, Public Bridleway 2299. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

WSCC Minerals and Waste: No Objection
(*full*) – The MWPA would offer No Objection to the application as per the subject line of this email as, while the application site is within a mineral safeguarding area for brick clay, the site area is less than 3ha and so would meet exemption criteria as detailed within the Minerals and Waste Safeguarding Guidance.

Reading Agricultural Consultants: No Objection
(*summary*) – Overall, the proposed replacement dwelling, outdoor arena and indoor arena with facilities are of an appropriate size, and that it would support the equestrian needs of the holding and the business trading as Priory Dressage relocating from rented equestrian facilities to Hobbits. In such circumstances it would be compliant with Paragraph 83 of the NPPF and Policies 20, 26 and 29 of the Horsham District Planning Framework.

PUBLIC CONSULTATIONS

3.2 Thirteen (13) letters of representation were received from twelve (12) separate addresses *objecting* to the proposal on the following grounds:

- Loss of wildlife and habitat
- Limited and dangerous access from the A29
- Increased traffic
- No public benefit from the proposal
- New dwelling unnecessary
- Insufficient passing space for larger and domestic vehicles
- Dangerous to pedestrian users
- Inappropriate location for commercial use
- Inappropriately sized building
- Tree felling has already commenced
- The proposal goes against the previous approval on the site regarding no further intensification
- Adverse impact by way of overbearing
- Adverse odour impact
- Unsustainable development
- Overdevelopment of the site

3.3 Three (3) letters of representation were received from three separate addresses *supporting* the proposal on the following grounds:

- High quality development
- A well-needed facility for the area and for the UK
- The proposal would support UK equestrianism
- No adverse increase in traffic

3.4 **Pulborough Parish Council**: Objection
(*summary*) – Pulborough Parish Council *objects* to the proposal on the following grounds:

- Over development
- Out of character with the area
- Access from the A29 is already recognised as dangerous
- Inadequate road access for both cars and horse boxes

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of the Development

Replacement Dwelling

6.1 Policy 28 of the HDPF states that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, should not be disproportionate to the size of the existing dwelling, and garages and any new outbuildings should have regards to the dwelling they serve and should be grouped with the house. In addition, replacement dwelling should also have regard to Policy 33 (Development Principles).

6.2 The new dwelling would replace the existing dwelling on a one-for-one basis, and is considered a proportionate replacement in terms of its scale and level of accommodation. The proposed replacement dwelling would occupy a footprint smaller than the existing, sited approximately 12m forward of its existing position. The new dwelling would stand at one and a half stories in eight, hosting a half hipped roof with dormer additions to the front and rear roofslope, front porch overhang, and is indicated to be finished in timber boarding with a brick plinth, plain roof tiles, and a brick chimney to the side elevation.

6.3 The dwelling would be a proportionate replacement to the existing, occupying a smaller overall footprint, and would benefit from a reasonable front and rear curtilage. The dormers to the front and rear would be well-proportioned to the windows they house, and are reasonably set within the roofslope of the dwelling. Furthermore, the dwelling is considered to comprise an appropriate exterior appearance and material composition, which would be well suited for its rural location.

6.4 With this and the above in mind, the principle and design of the proposed replacement dwelling is considered acceptable, subject to detailed considerations below, in accordance with Policies 28 and 33 of the HDPF.

Equestrian Use

6.5 The application site is located outside of the defined built-up area boundary and is therefore considered to be within the countryside. Therefore, the relevant countryside protection policies apply. Further, as a proposed commercial enterprise, establishing the principle of the proposal will be assessed against the following rural economic development policies:

6.6 Policy 10 of the HDPF relates to rural economic development, and states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities.

6.7 In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

1. *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; and either*
   a) *Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or*
   b) *Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.*

2. *Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.*

6.8 Further, policy 26 of the HDPF relates to development outside of the built-up area, and states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. *Support the needs of agriculture or forestry;*
2. *Enable the extraction of minerals or the disposal of waste;*
3. *Provide for quiet informal recreational use; or*
4. *Enable the sustainable development of rural areas.*

6.9 In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. *The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;*
2. *The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and*
3. *The landform of the area.*

6.10 Policy 29 of the HDPF relates to equestrian development, and states that development for equestrian related development will be supported provided that:

1. *It can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate; before new or replacement buildings are considered.*
2. *The proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings;*
3. *The proposal should where possible be well related to a bridleway network.*

6.11 The applicants propose to operate an Olympic level equestrian training centre, with associated breeding capabilities and livery. The site currently includes an equestrian use, comprising 6 stables to the north of the site for the personal use of the applicant. These stables were approved under application DC/16/0745, and will be retained for breeding, convalescence, and veterinary care.

6.12 The proposed commercial equestrian use would comprise three aspects: an indoor equestrian arena with stabling and other accommodations; an outdoor equestrian arena, and; the aforementioned existing stabling.

6.13 The proposed indoor arena would be sited towards the centre of the site, rear of the existing dwelling, and would host an exercise arena 20m by 60m in size, including 21 stables, each measuring 4.1m by 4.3m. The building also includes the following facilities; toilet, storeroom, four wash bays, office, tack room, rug store, laundry, two feed stores, a hay store and seating area. These facilities are considered appropriate for an equine competition yard. Parking would be provided to the front of the building, comprising 8 parking spaces, and 4 horse box spaces.

6.14 The outdoor arena would be sited between the proposed indoor arena and the replacement dwelling, set within the existing slope (cut in approximately 1m deep), featuring fencing and associated boundary planting.

6.15 The proposed indoor arena would allow for year-round training of horses under cover, with up to five horses being trained at any one time. Both the proposed indoor and outdoor arenas are of a typical size for a training yard.

6.16 No alterations are proposed to the existing stable building north of the site, save for associated landscaping surrounding the building to connect pathways to the proposed arenas. The existing stable block would be used as a fouling box for breeding, and/or as an isolation quarantine area and for veterinary visits.

6.17 The site would be operated predominantly as a private training yard by the applicants and their staff. The applicant has stated that between them and the trainer, they own 20 horses and 3 foals. Therefore, the proposed stables would be occupied by the applicant's horses, with no commercial livery.

6.18 The applicant has also stated that the proposal would include a small commercial training use, with the maximum number of training sessions being no more than two a day, or five a week on a one-in one-out basis. It is intended that visitors to the site would train with the applicant's horses, however the applicant has advised that it is not anticipated that visitor's horses are bought to the site, though the site does accommodate limited horse box parking if this were to take place. In the event that this is to occur and horses are to stay overnight, they will be tended to by the applicant and their staff. Up to 4 members of staff would assist the Head Trainer daily.

6.19 Based on this information, it is considered that the number of vehicle trips to and from the site would likely be lower than the expected 12 movements per day set out in the submitted Transport Statement. This is considering that the trainer and applicants live on and adjacent to the site and will mostly be involved in the daily operations of the site, and that feed for the

horses would be grown on the applicants wider land holding. Conditions are recommended to ensure that the nature and intensity of the proposal reflects that set out in the supporting statements as summarised above.

6.19 The pre-text to policy 29 states that equestrian related development is important to the rural economy, and that development of this nature needs to be of a high quality and appropriate to its location. Whilst the proposed equestrian centre occupies a large area and would be accommodated within a large building, the proposed use of the site would largely fall to the maintenance and training of the applicant's horses alongside a small number of low intensity training events. Notwithstanding other material planning considerations, this level of primarily private activity at the site is considered to be of an appropriate scale in this countryside location. Furthermore, the use would be well-connected with the existing bridleway network, as bridleway 2299 adjoins the north-eastern boundary of the site.

6.20 In terms of the Council's Countryside Protection Policy (Policy 26), as above, the proposal would allow for quiet recreational use. Whilst it is appreciated that there would be an increase in activity on / surrounding the site as a result of the development, this would be of a scale commensurate to the nature of the proposed use.

6.21 With regards to rural economic development, the proposal would promote recreation in and the enjoyment of the countryside, generating local employment opportunities. The proposed use is also characteristic of its countryside location, and would facilitate the development of a rural enterprise. Furthermore, the development would promote local tourism, facilitating a rural diversification scheme which would ultimately benefit the local rural economy

6.22 With the above in mind, whilst the development would result in a modest increase in activity within the countryside, the proposal is considered acceptable in principle in terms of its appropriate location, and would generate local employment opportunities and would benefit the local rural economy, in accordance with Policies 10, 11, 26 and 29 of the HDPF.

Layout, Amount, Scale and Appearance

6.23 Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

6.24 The proposed outdoor arena would be sited to the rear of the replacement dwelling, and the indoor arena sited to its rear within the centre of the site – the site would be connected via a network of pathways and driveways from the street, including a new access off of the existing driveway.

6.25 The outdoor arena would be set within the site's slope, incorporating fencing and boundary hedging, occupying and area of 60m by 20m – access to the arena would be granted via gates facing south-east, towards the indoor arena. The proposed arrangement is considered typical for an outdoor arena. Overall, no objection is raised with regards to its proposed layout and appearance.

6.26 Officers acknowledge that the proposed indoor arena is large. However, as above, the proposed use and amount of stabling is considered justified. Officers had queried whether the building is required to be this size, and whether there was any scope to separate the indoor arena from the stabling, and re-site them on an alternate location on the site. In response to this, the applicant stated their aspiration to provide an equestrian centre worthy of Olympic-level training. Due to the size of the arena, the roof of a surrounding building

would overhang, which enables the stables to be accommodated under the overhang without reducing the overall arena area. This is the most efficient way of providing the stabling avoiding the need for further structures on the land. In essence, separating the stabling from the arena would not amount to an overly reduced footprint, and would otherwise require additional built form to be located elsewhere on the site. On balance, Officers consider that the proposed arrangement would be less harmful than the alternate.

6.27 Ultimately, the building would comprise a utilitarian appearance and an appropriate construction for the proposed use. Whilst it is acknowledged that the resultant built form on the site is considerable, Officers do not consider that there is warrantable reason to refuse permission on this basis, considering the resultant aforementioned positive economic impacts, and landscaping considerations (detailed below). On balance, the resultant appearance and built form of the development is considered acceptable, in accordance with Policy 33 of the HDPF.

Landscape and Arboricultural Impacts

6.28 Policy 25 of the HDPF relates to the Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

1. *Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
2. *Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
3. *Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*
4. *Conserve and where possible enhance the setting of the South Downs National Park.*

6.29 Policy 33(6) of the HDPF presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

6.30 The site itself comprises an irregular shape, and is mostly defined by vegetated boundaries which to the east merge into adjoining woodland belts. The topography within the site is undulating with a gradual rise of around 2m from the lower ground along the eastern boundary towards the northern and western areas of the site. A group of mixed native species is set within the central part of the site, informally dividing and containing it from the most southern part. Public bridleway 2299 travels east to west to the front boundary of the site, and public footpath 2322 travels east to west adjacent to the southern boundary, both offering public glimpses into the site.

6.31 The application was accompanied with a Landscape Visual Impact Assessment (LVIA). The document details the site's landscape constraints, and details the proposal's mitigation and enhancement measures. The Council's Senior Landscape Architect stated agreement that the northern and central parts of the site are of a more enclosed character and that as a result there is potential to mitigate the harm arising from the proposals. No concern was raised with regards to the replacement dwelling.

6.32 Initially, concerns were raised with regards to the size and siting of the indoor arena, though acknowledging that the proposed size is considered appropriate for the required equestrian purposes by the agricultural consultant, and questioning how the development would be accommodated within the landscape. In addition, whilst the development would amount to

an increased level of activity within this location, it was appreciated that the use would be contained within the existing landscape features that would be further mitigated with the reinforcement of planting. Further to initial comments, additional information was submitted to the Council (dated 14.10.2020), including a topographical survey, a landscape masterplan, and an additional statement of the applicant's Landscape Planner.

6.33 The additional information confirmed that the outdoor arena would be set within the gradual slope to the replacement dwelling, and that the proposed indoor arena would be sited on relatively level ground at approximately 1m (considering the size of the building). It was noted that that some steep slopping will be necessary to the southern west corner of the building. However, this would be localised and planting is proposed within this location which will help soften the change.

6.34 Glimpses into the site would be granted through intermittent planting along the boundaries of the site from the surrounding public footpaths / bridleways. However, as noted with in the LVIA and highlighted by the Council's Senior Landscape Architect, boundary planting is proposed to be enhanced, and can be controlled by way of condition. The submitted topographical survey detailed the existing levels of the site and the proposed finished floor levels, which demonstrates how the development would be situated within the landscape. The Council's Senior Landscape Architect has not raised any objection to this arrangement. Therefore, with additional planting and enhancements to the boundary planning, public views of the development would be limited, and would not result in a development that would be perceived as visually adverse from a public point of view. Officers are satisfied that the landscaping enhancements and mitigations can be adequately controlled by way of condition.

6.35 The South Downs National Park is located approximately 2km west of the site (to its closest boundary). The South Downs National Park Authority (SDNPA) have not objected to the proposal, though have noted that the submitted LVIA did not account for visual impact on the Grade II Listed Folly, Toat Monument, which is sited within the National Park, located some 2.5km west of the site. Upon review, the Council's Senior Landscape Officer noted that because of the distance between the site and the monument, coupled with the fact that monument is not publicly accessible, an assessment of this impact was not necessary. Furthermore, comments regarding the amount of rooflights and resultant light spill were also made, and their potential resultant impact on the National Park (assessed below).

6.36 The Council's Senior Arboricultural Officer has commented on the proposal. It was noted that the site is located within an isolated countryside location, and that a small number of trees are to be removed to facilitate construction- none of which are of particular amenity value or of especial merit. The trees to be retained on the site would be subject of appropriate protective measures compliant with the British Standard.

6.37 With the above considerations in mind, Officers are satisfied that the development would result in minor landscape impact, which can otherwise be mitigated against, in addition to an appropriate level of recommended enhancements, all of which can be adequately controlled by way of condition. In addition, the proposed trees to be removed on the site are not of particular amenity value, and their loss would be offset by the planting of enhanced boundary treatment. As such, the proposal is considered to accord with Polices 25 and 33(6) of the HDPF.

<u>Amenity Impacts</u>

6.38 Policy 33(2) of the Horsham District Planning Framework 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.

6.39 The site is located within a relatively isolated countryside location with regards to proximity to nearby neighbouring dwellings, and is predominantly surrounded by open fields with ample boundary planting.

6.40 To the north, the sites northern boundary neighbours Stall House Barn set at a distance in excess of 100m. Heathcote is sited 250m to the north-eastern boundary of the site (the applicant's property), and to the south, Little Brinsbury Farm is sited some 30m of the southern boundary of the site (some 155m from the southern elevation of the proposed indoor arena).

6.41 Given the separation distance of the site in relation to the nearest neighbouring properties, the proposed replacement dwelling and equestrian use and arenas would not give rise to neighbouring amenity concerns by way of overlooking or overshadowing. Furthermore, whilst the building is large, and would be located some 155m from Little Brinsbury Farm to the south, its northerly siting in relation to the neighbour, coupled with the proliferation of the neighbour's outbuildings between the dwelling and the proposed indoor arena would not give rise an adverse sense of overbearing. Details relating to lighting impact are assessed below.

6.42 The site is currently utilised as residential curtilage to Hobbits, with a small stable to the north of the site. As such, it is appreciated that the proposed use of the site would likely result in an increase level of activity on the site. However, as previously expressed, movement on the approach roads would not be more than 12 per day including a very light-touch commercial use (up to five appointments a week). Trips and traffic impacts are detailed in the section below, which are not considered excessive given the proposed intended use. Furthermore, the proposed equestrian use of this size not considered out of the ordinary for a countryside location, and coupled with the relatively low traffic expected to and from the site, the proposal is not considered to adversely impact neighbouring amenity.

6.43 With the above in mind, the proposed development is not considered to result in adverse harm to neighbouring amenity, in accordance with Policy 33(2) of the HDPF.

Highways and Access

6.44 Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

6.45 The application was accompanied with a detailed Transport Statement. The statement details that the existing access into the site from Stall House Lane would be retained and utilised for the development. Internal driveways would be created to serve the arenas to the rear of the proposed replacement dwelling, including access from the existing driveway.

6.46 Paragraphs 7.7 onwards of the Transport Statement calculates the proposed trip generation associated with the development is not expected to exceed 12 two-way trips in one day, stating that the data provided represents a worst-case scenario. WSCC Highways have commented on the trip generation, stating that daily peaks trips would be 'very minimal'. This would not give rise to a significant number of trips that could be considered a highway safety or capacity concern. As the trip data represents a worst-case scenario, it could be expected that the trip generation in reality would be lower than what is presented in the transport statement.

6.47 Access arrangements to the site would remain unaltered from the existing. The site would be accessed via Stall House Lane, which is a narrow country road with passing places

unsuitable for heavy vehicular use. Data provided by WSCC Highways and Sussex Policy confirm that there have been no accidents on the junction of Stall House Lane and Gay Street Lane within the last five years. As the access to the site from the highway would remain unaltered, rural refuse and recycling vehicles and collections would not be impacted. Whilst additional vehicle movements would be generated along Stall House Lane, these would not be of a quantum that would result in highway safety or amenity harm. This judgement has been made based on the understanding that there would be a variety of vehicles potentially accessing or exiting the site including the applicant's horseboxes and any occasional service vehicles. Given the low number of trips that would be generated for this predominantly private use of the site, therefore, the proposed means of access are considered acceptable.

6.48 Neighbouring concerns relating to highways safety and access from the A29 are acknowledged. Whilst no accidents have been reported on the junction to Stall House Lane and Gay Street Lane, it is noted that numerous accidents have occurred on or nearby to the junction of Gay Street Lane and Stane Street (A29), which is subject to the national speed limit. However, as demonstrated by the proposed worst-case scenario relating to two-way movements to and from the site per day (no more than 12), WSCC Highways Officers do not consider that this would generate an excessive amount of traffic that would cause adverse harm to the use and operation of the wider highway network.

6.49 Given the narrow nature of Stall House Lane, and the clear amenity and highway safety issues that would potentially arise from a more intensive commercial operation of the site, a condition is attached to the number of weekly training sessions conducted on site as part of an otherwise private equestrian facility only.

6.50 Paragraph 6.9 of the Transport Statement details that 15 parking spaces would be provided in total, comprising 3 spaces for the replacement dwelling, 8 for the indoor arena, 4 horsebox parking spaces, in addition to 4 cycle parking spaces. The development is expected to generate parking accumulation of 3 vehicles and 3 horse boxes at any one point. Therefore, the parking arrangements for the development are considered suitable for the proposed use.

6.51 With the above in mind, the proposed access and parking arrangements associated with the development are considered acceptable, and are therefore considered in accordance with Policies 40 and 41 of the HDPF.

<u>Other Matters</u>

Ecology

6.52 An Ecological Impact Assessment was submitted with the application. The report concludes that the site is formed of common, widespread plant species of limited diversity; the habitats which shall be lost as part of the scheme are of low ecological value. The site supports low numbers of roosting, foraging and commuting bats as well as a low population of great crested newts. The avoidance and mitigation measures as detailed will prevent any contravention of the relevant legislation with regards these species.

6.53 The Council's Ecology consultant has reviewed the submitted survey and, subject to adequate avoidance, mitigation and enhancement measures secured via suggested conditions (attached), does not object to the proposed development on ecological grounds.

Drainage

6.54 The Environment Agency's (EA) online flood maps show that the site is located wholly within Flood Zone 1, meaning that the land is in a 'low probability' flood zone, and has a 'less than 1 in 1,000 annual probability of river or sea flooding'. A boundary ditch watercourse is sited along the eastern boundary of the site, travelling northwards

6.55 In order to manage the risks associated with flooding, an attenuation storage (open pond), permeable paving and Sustainable Drainage Systems (SuDS) features are incorporated into the design of the site, draining into the eastern watercourse. The attenuation pond (towards the south-east of the site) will be provided where drainage system will flow into this pond via a conveyance swale south of the indoor riding arena building. These SuDS features will provide runoff treatment to protect water quality in the receiving watercourse system, thereby ensuring that there would be no increase in run-off rates leaving the site.

6.56 The submitted Drainage Statement has been assessed by both WSCC Flood Risk Management team and the Council's Drainage Engineer, in which both parties are satisfied that the proposed methods of surface water management would meet the requirements of the NPPF (subject to conditions for ongoing maintenance etc.).

6.57 In summary, it is considered that the submitted Drainage Statement and design demonstrates the development proposal can be satisfactorily accommodated without increasing flood risk elsewhere, and is therefore in accordance with Chapter 14 of the NPPF, and Policy 38 of the HDPF.

Lighting

6.58 The submission included a technical lighting report. The report details the proposed use of internal and external lighting, in addition to proposed methods of mitigation to avoid unnecessary light spill. The reports states that during the summer months, training within the indoor arena would have finished by sundown and horses would have been bedded down by this time. No lighting is proposed to the outdoor arena. During the winter, training is expected to cease at 16:00. The proposed indoor arena will require lighting to supplement the natural light penetrating the space, particularly on overcast days. The indoor arena is not likely to be used at night, therefore the lighting system would only need to provide supplementary levels of lighting, rather than full lighting levels after daylight has faded. In order to mitigate sky glow caused by light spill through the rooflights, the internal lighting system within the arena will be controlled by a timeclock to ensure lighting is switched off by a 18:00 curfew.

6.59 With regards to external lighting, the report details the use of 'warm lighting' and ensuring luminaires demonstrate superior levels of optical control, ensuring light is focussed only where required and at a low level to reduce the potential for vertical light spill and upward light – the luminaires will be secured to face downwards at an angle for 70 degrees (illustrated in table 1 of the report).

6.60 Further to the submission of the report, the Council's Ecological Consultant is satisfied that the report conforms to the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 with regards to resultant ecological impact. In addition, the Council's Environmental Health Officers are satisfied that the specifications detailed within the report would not result in adverse harm to neighbouring amenity. However, whilst the contents of the report may well conform to guidance and standards, the exact positions of the lighting have not been illustrated on plan. As such, a condition has been attached below to ensure that the exact details of the location of the lighting is submitted to and approved in writing to the Local Planning Authority, and that the layout and location of the lighting conforms with the specifications detailed within the submitted technical lighting report.

6.61 With the above in mind, Officers are satisfied that the proposed methods of internal and external lighting can be adequately designed to ensure the reduction of unnecessary light still within this countryside location, thus reducing any perceived impact on the South Downs Dark Night Sky Reserve, through the use of appropriate lighting design and mitigations. Therefore, conditions have been devised to ensure a satisfactory design and mitigations to be proposed prior to their installation.

Climate Change

6.62 Policies 35, 36 and 37 of the HDPF 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 mitigate the impact of development on climate change.

6.63 The applicant has submitted a sustainability statement. The report details a range of sustainability issues, such as: energy and carbon emissions; water conservation; flood risk, surface and waste water management; ecology and biodiversity; waste and pollution, and; materials selection and sustainable construction methods. The report confirms that the development would include the following measures to address climate change impact:

- water usage limit of 110l/p/day;
- use of ground source heat pumps;
- use of 'A grade' rated white goods;
- use of highly sustainable construction materials;
- Construction in accordance with building regulations codes;
- Energy efficient LED lighting (including external lights);
- Use of permeable surfaces and sustainable drainage systems;
- Dedicated refuse and recycling storage capacity;
- Opportunities for biodiversity gain (as detailed above) and additional planting;
- Cycle parking facilities;
- Improved pedestrian and cycle links;
- Provision of the necessary infrastructure to supply broadband to the site, and;
- Provision of electric vehicle charging points.

6.64 Officers are satisfied that the above listed measures could be put in place to mitigate against any potential sustainability impacts, and can be secured by way of planning condition.

6.65 With the above in mind, the Local Planning Authority are satisfied that through the use of appropriately worded planning conditions, the above measures could be implemented to reduce the development's impact on climate change. To this regard, the Local Planning Authority does not object to the proposal on these grounds.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

6.66 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

6.67 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Replacement Dwelling:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	257m^2	525m^2	-268m^2
		Total Gain	**-268m^2**
		Total Demolition	**525m^2**

Equestrian Centre:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	2,562m^2	0m^2	2,562m^2
		Total Gain	**2,562m^2**

Total Demolition	**0m²**

6.68 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

Conclusion

6.69 The proposed replacement dwelling would be acceptable in principle, comprising a suitably designed dwelling proportionate in size to the dwelling it will replace, resulting in no adverse impact to neighbouring amenity over and above the existing arrangement.

6.70 The principle of the use of the site as a private equestrian facility for the breeding and training of competition dressage horses, with a small ancillary training element, is considered acceptable and in accordance with rural economic development policies. It is acknowledged that the proposed indoor arena is a large building of commercial scale however its impact on the surrounding landscape would be very limited given its low position within a site and strong boundary screening. The proposed landscape enhancements and mitigations would further offset any perceived landscape harm.

6.71 Given the nature of the proposed use, the impact on the narrow access along Stall House Lane would be limited as the traffic generation from the site would be small. The proposed has demonstrated that the site can be safely access from the highway and includes suitable parking provision. The development is not considered to adversely impact on the amenities of the neighbours whilst ecology, drainage and light impacts can be suitably mitigated.

6.72 With the above in mind, Officers consider that the scale and nature of the proposed use is acceptable in this instance, and recommend that the application be approved subject to the conditions recommended below.

7. RECOMMENDATIONS

7.1 To approve planning permission, subject to the following conditions:

Conditions:

1 **Standard Plans Condition**: The development hereby permitted shall be undertaken in full accordance with the approved plans.

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun 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, including any demolition works, shall take place until unless the local planning authority has been provided with either:

a) a licence for bats and great crested newts issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence for bats and great crested newts; and

c) confirmation of the site registration and a method statement supplied by an individual registered to use a Bat Mitigation Class Licence for Bats (relating to the demolition of the existing dwelling).

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

4 **Pre-Commencement Condition**: No development shall take place (including any demolition, ground works, site clearance) until a further badger survey and updated mitigation statement has been submitted to and approved in writing by the local planning authority. This further survey shall be undertaken to identify whether any Badger activity has changed since the previous surveys were undertaken and whether further mitigation and/or works are required for badgers during the construction phase. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve Protected species and allow the Local Planning Authority to discharge its duties under the Badger Protection Act 1992 and s17 Crime & Disorder Act 1998.

5 **Pre-Commencement Condition**: With the exception of the demolition and removal of existing buildings and any concrete hardstanding no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A pre-demolition preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) – (c) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. 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).

6 **Pre-Commencement Condition**: No development shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **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).

8 **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works,
- safeguarding measures to ensure that the works do not pose danger to users of the adjacent Public Footpaths / Bridleways.

Reason: In the interests of highway safety and the amenities of the area, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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).

10 **Pre-Commencement (Slab Level) Condition**: Prior to the development commencing above slab level, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: 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).

11 **Pre-Occupation Condition**: Prior to the occupation or first use of the development hereby permitted, a detailed lighting plan illustrating the proposed siting of each external light to be installed shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed in accordance with approved locations detailed on the plan to be submitted to and approved by the Local Planning Authority and the specifications set out in the Lighting Technical Report submitted to the Council on 24.11.2020 (prepared by Designs for Lighting)

The external lighting shall be installed in accordance with the approved plan and the submitted Lighting Technical Report unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), and to protect neighbouring amenity in accordance with Policy 33(2) of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(c), unless otherwise agreed in writing by 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).

13 **Pre-Occupation Condition**: The development hereby permitted shall not be occupied or brought into use until a scheme for the disposal of horse waste has been submitted and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the scheme shall include the following:

- Methods and frequency of stable cleaning, storage, collection and disposal methods.
- Detail of the location of storage of stable waste (muck heaps). These should not be located any closer than 30m from any neighbouring residential boundaries.
- No burning of waste materials on site, including stable waste.

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

14 **Pre-Occupation Condition**: Prior to the first occupation of the proposed replacement dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policies 10 and 37 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard-surfacing materials and finishes
- Details of all boundary treatments (including those to the proposed outdoor arena)

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 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).

16 **Pre-Occupation Condition**: No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development, and in accordance with Policy 41 of the Horsham District Planning Framework (2015)

17 **Post-Occupation Condition**: Upon the occupation of the replacement dwelling hereby permitted, the existing dwelling indicated on plan H/19/01 shall cease to be used for any purpose whatsoever and within a period of one month thereafter the existing dwelling shall be demolished (including the removal of foundations), all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping to be submitted to and approved in writing by the Local Planning Authority.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition**: Other than for a maximum of 5 training sessions (defined as one trainee per session) per week, the stables, sand school and indoor arena hereby permitted shall operate as a private equestrian facility only and shall not be used for commercial purposes or in connection with any form of riding or livery establishment.

Reason: In the interests of amenity and highway impact, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition**: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental 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).

20 **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).

21 **Regulatory Condition**: No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, 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).

22 **Regulatory Condition**: There should be no importation of soil and other fill materials onto the development site unless the soil/fill has been certified as fit for purpose by a competent person and has been subject to analysis by an accredited laboratory to ensure that it is free from contamination.

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

23 **Regulatory Condition**: There shall be no burning of materials or waste on site, including stable/horse waste.

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

24 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, July 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. 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: To conserve and enhance Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

25 **Regulatory Condition**: There shall be no exterior lighting/floodlighting unless prior written approval from the Local Planning Authority has been granted by way of formal application.

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

26 **Regulatory Condition**: No plant or machinery that generates, or is likely to generate, noise audible beyond the site boundary to be installed without prior written approval from the Local Planning Authority by way of formal application.

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

27 **Regulatory Condition**: There shall be no use of a PA system or the playing amplified of music at any times unless otherwise agreed to and approved in writing by the Local Planning Authority by way of formal application.

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

INFORMATIVES

Conditions to be Discharged

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at www.planningportal.gov.uk/planning/applications/paperforms

Ordinary Watercourse Consent

Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent. Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.

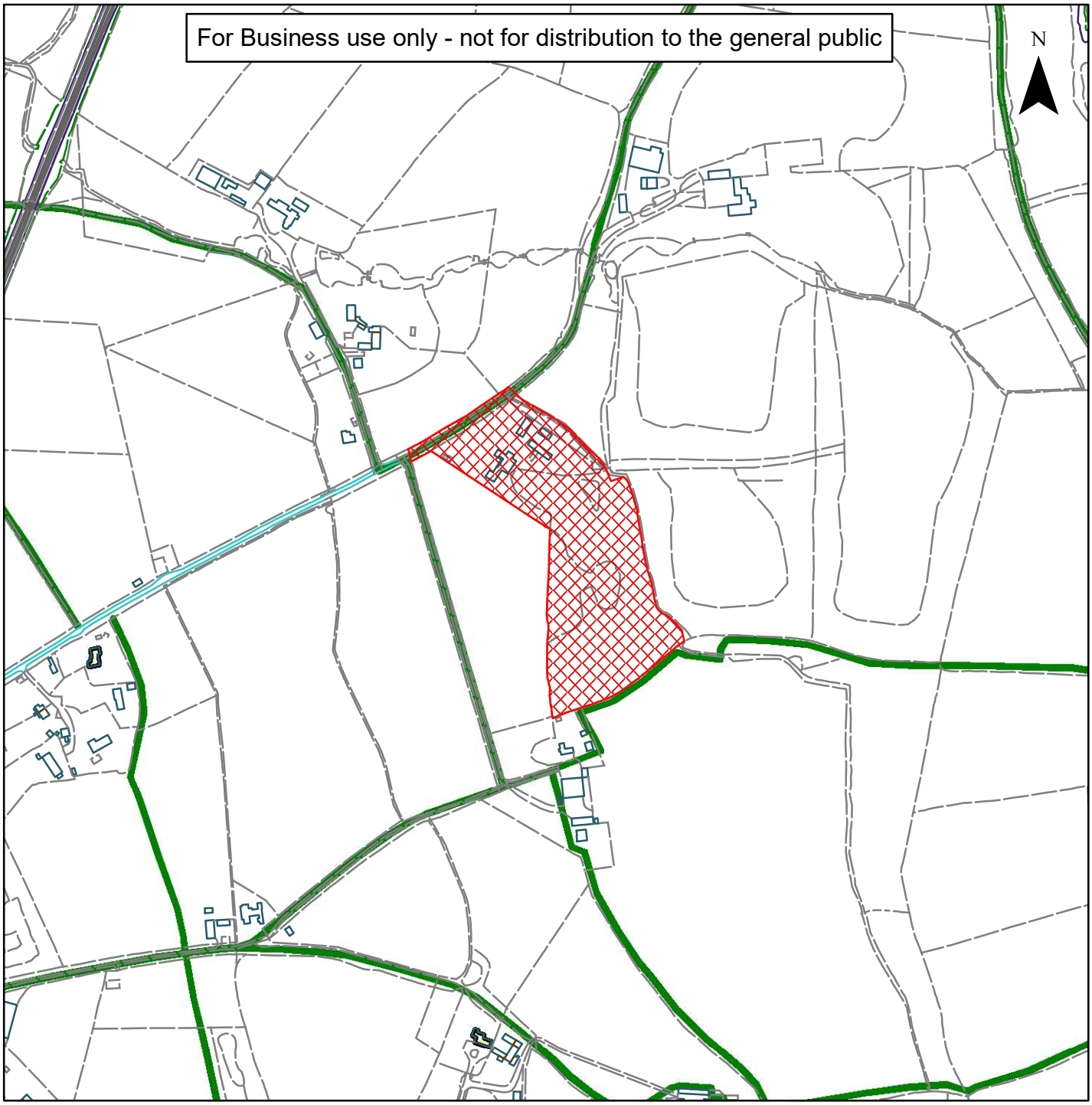
Importation of Soils

No soils shall be imported within the development site unless the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. If soils are to be imported, the assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Background Papers: DC/20/1519

06) DC/20/1519

Hobbits, Stall House Lane, North Heath, Pulborough



Scale: 1:5,000

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2019). Ordnance Survey Licence.100023865

Organisation	Horsham District Council
Department	
Comments	
Date	03/12/2020
MSA Number	100023865

This page is intentionally left blank

Horsham District Council

PLANNING COMMITTEE REPORT

TO:	Planning Committee South
BY:	Head of Development
DATE:	15 December 2020
DEVELOPMENT:	Demolition of existing commercial storage buildings and erection of two 2-bed semi-detached dwellings.
SITE:	Townhouse Farm Coolham Road Thakeham RH20 3EW
WARD:	West Chiltington, Thakeham and Ashington
APPLICATION:	DC/20/1711
APPLICANT:	**Name:** Tony Fowler **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: The recommendation of the Head of Development would represent a departure to the development plan.

RECOMMENDATION: To approve planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 The application seeks full planning permission for the demolition of 3no existing storage buildings of 2no semi-detached two storey dwellings. The existing buildings on site consists of 2no Nissan hut style buildings and a single storey storage building located to the south of these. The buildings consists of metal sheet roofing and blockwork to the walls.

1.2 The change of use of the buildings to residential was granted under Prior Approval, application ref: DC/19/0685, through Class P of the General Permitted Development Order 2015 (GPDO), as amended. This prior approval established that the existing buildings can be converted to form 4no dwellings. This current planning application seeks the demolition of these existing buildings and the erection of 2no semi-detached two storey three-bed dwellings as an alternative to the permitted development conversion of the existing buildings in a re-positioned location. The proposed dwellings would be located to the east of the 2no existing Nissan hut style buildings, approximately 13m away, and would be set back approximately 14m away from the public highway further to the east at Coolham Road.

Contact Officer: Oguzhan Denizer **Tel: 01403 215180**

1.3 The proposed semi-detached pair of dwellings would be located in an area of grass and low grade trees and shrubs. The proposed semi-detached pair would have an overall width of approximately 16m when viewed from the front eastern elevation and overall depth of approximately 8.5m, with a stepped design to the dwellings when viewed from the rear western elevation. The proposed semi-detached property would have overall maximum height of approximately 7.9m which would vary slightly due to the topography of the site.

1.4 The proposed semi-detach dwellings would have a traditional design, with a pitched clay tile roof and exposed rafter feet, clay hanging tiles and brick making up the external walls and timber framed windows. The semi-detached design would take its cues from the existing properties to the south of the site which are positioned along Coolham Road.

1.5 The overall GIA to be created would measure approximately 208sqm. The existing buildings to be removed measure approximately 211sqm in terms of its GIA. In terms of overall footprint, the proposed semi-detached pair would cover a floor area of approximately 142sqm and the existing buildings to be removed cover a floor area of approximately 248sqm. As part of the proposals, 4no parking spaces would be created with two spaces serving each dwelling.

1.6 It is noted that the proposals have been amended due to officer concerns raised with regards to the design initially submitted. The initial designs proposed the erection of 3no. dwellings set within a terrace to be positioned in the location of the Nissan huts to be removed. This was not considered to be acceptable and in order for the dwellings to be more in keeping with existing residential development within the immediate vicinity, the proposals were amended to a pair of semi-detached dwellings with a design as detailed above.

DESCRIPTION OF THE SITE

1.7 The application site is situated outside of the defined built up area in a countryside location and no other statutory designations. The site is within a rural area characterised by farms, commercial uses and individually designed dwellings. The site is located on the west side of Coolham Road. Access currently exists to the site via a private access from Coolham Road which is shared with the existing Townhouse Farm and two dwellings. The existing buildings within the identified red line site area consists of 2no single storey Nissan hut style buildings and a single storey storage building. The proposed dwellings would be located just to the east of the existing Nissan hut style buildings on an area of grassland. It is noted that this area slopes down gently from north to south.

1.8 The existing buildings on site have benefitted from Prior Approval for conversion to form 4no residential dwellings under Class P of the GPDO, granted under planning reference DC/19/0685. The principle of the creation of 4no dwellings on this site has therefore been established.

1.9 Looking at the wider site and surrounding area, to the south of the site are the residential dwellings of 1-4 Townhouse Cottages, which are semi-detached two storey properties. The wider site of Townhouse Farm, consists of a mixture of buildings and uses including a converted agricultural building used by “Focused Events”, as well as larger former agricultural buildings which are used for varying commercial and storage uses/purposes. To the south of the site is a public footpath.

1.10 It is noted that this is a re-submission of a previously refused application for a pair of semi-detached properties under planning reference DC/19/1671. This application sought planning permission for three bedroom properties and was refused for the following reason(s) –

The proposed development, by reason of the size and design of the proposed dwellings compared to the fall-back position, fails to present an appropriate form of development or

meet the housing need of the parish, contrary to Policies 16, 32 and 33 of the HDPF and Policies 6 and 9 of the Thakeham Neighbourhood Plan.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

2.2 **National Planning Policy Framework**

2.3 **Horsham District Planning Framework (HDPF 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 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 30 - Protected Landscapes
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.5 Status – The Thakeham Neighbourhood Plan 2017- 2031 was 'made' in January 2017. Of most relevance to this application are Policies Thakeham 1 (A Spatial Plan for the Parish) and Thakeham6 (Design).

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/0685	Prior Approval for a change of use from storage (Class B8) to Dwellinghouse (Class C3)	Prior Approval Required and PERMITTED on 19.05.2019
DC/19/1671	Demolition of existing commercial storage buildings and erection of two 2-bed semi-detached dwellings.	Application Refused on 24.07.2020

3. OUTCOME OF CONSULTATIONS

3.1 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

INTERNAL CONSULTATIONS

3.2 None received

OUTSIDE AGENCIES

3.3 **WSCC Highways**: Comment
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 109), and that there are no transport grounds to resist the proposal. Conditions suggested relating to parking, cycle parking and EV Charging Points.

3.4 **Southern Water**: No Objection

3.5 **Ecologist:** No Objection. Limited impacts have been predicted and as such, we are satisfied that there is sufficient ecological information available for determination and this provides certainty of likely impacts on Protected species and Priority habitats and species.

3.6 With appropriate mitigation measures secured and implemented in full, the development can be made acceptable. We also recommend conditions to support reasonable biodiversity enhancements on any consent to deliver measurable net gain. Recommend informatives for additional protected and Priority species.

3.7 Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim. Conditions relating to biodiversity enhancement and lighting recommended.

PUBLIC CONSULTATIONS

3.8 **Parish Council Consultation:** Following submission of amended design, No Objections are raised

3.9 2 letters of objection have been received for this application following the initial submission for 3no terraced properties. The nature of the objection can be summarised as follows –

- Highways concerns and impact on access
- Ecology Concerns, impact on wildlife and habitats
- Unsustainable development
- Impact on neighbouring amenity
- Design not appropriate

No objections/comments received following amendments to the proposals to a pair of semi-detached properties

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main issues are the principle of the development in the location and the effect of the development on;

- The principal of development in this location
- The character of the dwelling and the visual amenities of the countryside
- The amenities of the occupiers of adjoining properties
- The highways impacts of the proposal

Principle of Development

6.2 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan-making and decision-taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.

6.3 The application site lies in the countryside outside of the identified built-up area of any settlement. Given this location, the initial principle of the proposal must to be considered in the context of paragraph 79 of the NPPF, Policies 3, 4, and 26 of the Horsham District Planning Framework (HDPF) and Policy 1 of the Thakeham Neighbourhood Plan.

6.4 HDPF Policy 3 and 4 advises that development will be permitted within towns and villages which have defined built up areas, and outside built up areas expansion of settlements will be permitted where, amongst other criteria, a site has been allocated in a local plan or neighbourhood plan. Policy 26 states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development, and that any proposal must be essential to its countryside location. The application site is located within the countryside, outside of any defined settlement and is not allocated in either a Local Plan or the current Thakeham Neighbourhood Plan and thus the application proposals directly conflicts with these policies. On this basis, the proposal therefore fails to accord with the HDPF strategy for development and the grant of this planning permission would represent a departure from the development plan.

6.5 Paragraph 79 of the NPPF states that 'Planning policies and decisions should avoid the development of isolated homes in the countryside'. One of the criteria set out in Paragraph 79 which would allow such developments is as follows –

'e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

- development which 'would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area' will be supported

6.6 The application is not being justified against the above criteria, and while the design of the dwellings (which is considered in detail later in this report) would represent an enhancement when compared to the existing utilitarian buildings, it would not be truly outstanding or innovative. The proposal could not therefore be justified under p.79 of the NPPF.

6.7 Notwithstanding the above, it is noted that the conversion of the existing buildings within the red-line site area to form a total of 4no residential dwellings has Prior Approval under Class

P of the GPDO (DC/19/0685, dated 19 May 2019) and is permitted development. This is a material consideration in the determination of this current planning application.

6.8 The presence of a Prior Approval for 4no residential dwellings, which could still be implemented, represents a viable and realistic fall-back position were the current application to be refused. A refusal of the current application would not therefore prevent the introduction of a 4no residential units on the site, where this current application is proposing 2no dwellings.

6.9 It is therefore considered, subject to detailed considerations, that refusal of the application on the basis of the conflict with Policies 4 and 26 of the HDPF would not be warranted and would not prevent 4no dwellinghouses from being created on the site. On this basis the principle of development, proposing the creation of 2no dwellings, is considered acceptable, subject to any permission requiring the demolition of the existing buildings which benefit from Prior Approval (to avoid both developments being carried out) and other relevant detailed considerations.

Character and appearance

6.10 With regards to design, Paragraph 131 of the National Planning Policy Framework (NPPF) states that - “great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area”.

6.11 Policies 26 (countryside protection), 32 (quality of new development) and 33 (Development Principles) of the HDPF require development to be of high quality design which is sympathetic to the character and distinctiveness of the site and surroundings.

6.12 The proposal would involve the creation of 2no semi-detached dwellings located in close proximity to 2no existing Nissan hut style buildings to be demolished and removed from site along with another single storey storage building located further to the south. The proposed semi-detached dwellings would be similarly scaled and sited when compared to existing semi-detached properties located further to south which also adjoin the Coolham Road to the east. The proposed semi-detached pair would be designed utilising a traditional pitched roof design, sloping down at the rear and would be made up of a mixture of natural materials including hand-made clays tiles and exposed timber rafter feet to the roof clay hanging tiles and brick to the external walls and timber framed fenestration and doors.

6.13 The design and appearance of the existing buildings to be removed are not considered to be of any architectural remit or value and from a case officer site visit it was evident that some elements of these had fallen into a bad state of repair. Following their demolition, the area of land which the 2no Nissan hut style buildings currently occupy, located to the west of the proposed location for the 2no dwellings, would be restored to grassland and would form part of the residential curtilage of the proposed dwellings. This area would also be partly utilised for the creation of the proposed parking spaces, with the provision of additional planting also proposed. The positioning of the parking spaces to the west of the proposed dwellings would also be similar to the configuration of the neighbouring residential properties to the south.

6.14 The proposed design which takes its cues from the neighbouring properties to the south, as well as the proposed materials pallet to be used for the dwellings are considered to be appropriate for this countryside setting. It is considered that the design of the proposed dwelling would represent an enhancement to the site when compared to the existing buildings to be removed. The existing buildings, whilst it acknowledged that they have permission under current permitted development rights to be converted to dwellings, would be limited in terms of the result design and appearance that can be achieved. The proposed semi-detached pair would have a smaller overall footprint when compared to the 3no existing buildings to be removed and the proposals would create a smaller gross internal floor area (GIA) for living space.

6.15 Given the modest size and scale of the proposals, coupled with its design, which would relate sympathetically with the landscape and given its location and materials to be used, it is considered that the proposed dwellings would represent an enhancement when compared to the Prior Approval consent and would be appropriate for this and the countryside location, introducing an overall building of architectural merit and interest, when compared to the existing buildings to be removed.

6.16 Notwithstanding the above, the Council are able to deploy more stringent controls over the development within this application when compared to the provisions set of within the GPDO under the Prior Approval procedures, with suitable conditions pertaining to the materials and landscaping proposals considered to be appropriate.

6.17 Whilst it is accepted that the proposed semi-detached dwellings would be located closer to the public highway at Coolham Road when compared to the existing buildings and would be clearly visible from this vantage point, given the design and scale and set back position, which would be similar to the neighbouring properties to the south, it is not considered that the proposals would have a detrimental impact on the street scene. Indeed, it is noted that the site, as well as sloping down from north to south, also gently slopes down from east to west. As such, the proposed dwellings would appear lower in height when viewed from Coolham Road and would not appear a prominent additions from this vantage point.

6.18 It is noted that a Public Right of Way (PROW) runs from east to west to the south of the location of the proposed dwellings. Whilst there have been comments received with regards to the proposed development and views from the PROW, given the distances maintained and existing development present between the area where the proposed dwellings would be located and the right of way, it is considered that the proposals would not be visible from this vantage point or have an impact on the PROW.

6.19 The proposals would represent a development which would be of an appropriate scale and a reduction when compared to the overall footprint of the existing buildings to be removed, and the previously refused scheme under planning reference DC/19/1671. It is considered that the overall design in terms of build form, character and the pallet of materials to be used would result in a markedly improved appearance when compared to the existing situation within the site area and the existing buildings. The resulting design of the semi-detached dwellings would result in an enhancement when compared to the converted buildings which would result from implementation of the existing prior approval and an enhancement of the overall setting of the countryside location. This current full planning application gives greater control over the eventual development of the site, particularly in respect of detailed design, landscaping matters and results in the creation of 2no dwellings rather than 4no dwellings and these elements are considered to weigh in favour of supporting the current scheme. As a consequence of the circumstances described above, it is considered that the proposals would accord with Policies 26, 30, 32 and 33 of the HDPF as well as Paragraph 131 of the NPPF.

Impact on neighbouring amenity

6.20 Policy 33 of the Horsham District Planning Framework 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. The proposed dwellings would be located approximately 13.5m away from the closest neighbouring property at Townhouse Cottages Coolham Road to the south. Given the distances maintained, it is considered that the proposal would not have an overbearing impact or lead to any overshadowing or loss of outlook to neighbouring properties. No first floor windows are proposed to side elevations of the properties and overall, it is considered that the proposals would not have a detrimental impact on neighbouring amenity and are considered to be acceptable in this regard.

The highways impacts of the proposal

6.21 Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users. The proposed development would be served by the existing access point from Coolham Road to the east. The proposed semi-detached dwellings would be served by 2no parking spaces each to be located to the west of the dwellings in the locations of existing buildings to be removed. As noted above, this configuration of parking spaces located to the west of the dwellings fronting onto Coolham Road is present to neighbouring properties. Following consultation with WSCC Highways who have raised no objections, the proposals are considered to be acceptable on highway and transport grounds, subject to appropriate conditions to be attached.

Climate change:

6.22 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. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement
- Cycle parking facilities
- Electric vehicle charging points

6.23 Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Ecology Considerations

6.24 Policy 31 of the HDPF states that proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council's ecology consultant has not raised any objections to the proposals following consideration of the ecology matters. Suitable conditions and informatives have been recommended to ensure ecological mitigation measures and enhancements are put in place. It is considered that the proposals would not have a detrimental impact on ecology, and overall the proposals are considered to be acceptable in this regard, in accordance with Policy 31 of the HDPF.

Tree Considerations

6.25 It is noted that there a number of category C Grade trees present on site. The proposals would require the removal of these trees in order to accommodate the proposed semi-detached dwellings. Following previous consultation with HDC's Arboricultural Officer who raised no objections to the application, stating that despite being visible from the public domain from Coolham Road, the trees are generally unremarkable and not specimens of any especial or particular merit. They are not worthy of formal protection or retention that would preclude the possibility of development on the site. Taking this viewpoint into account, it is considered that the removal of the existing trees on site to facilitate the proposed development would be acceptable

Conclusion

6.26 The site is within a countryside location and has not been allocated for residential development, whilst the proposal does not represent a use essential to this countryside location. The proposal therefore conflicts with policies 4 and 26 of the HDPF. However, the principle of residential development on the site has been established by the recent grant of Prior Approval for the conversion of the existing buildings on the site to form 4no dwellinghouse. This is considered to form a realistic fall-back position carrying significant weight in the planning balance. The proposed development would provide 2no purpose built dwellinghouses, which represents a reduction in the number of dwellings which could be created as a result from implementation of the prior approval scheme and would represent an improved appearance to the site and landscape compared to the development that could otherwise come forward on the site under the Prior Approval consent.

6.27 Therefore, whilst being a departure from planning policy, the current application is considered to enhance the immediate setting and ensure that the development would not result in harm to the countryside setting, neighbouring amenity or highway safety. These benefits compared to the fall-back position provided by the extant Prior Approval consent are considered to outweigh the conflict with Policies 4 and 26 such that the grant of planning permission is recommended.

6.28 Conditions are suggested to ensure; adequate boundary treatments, detailed use of materials to be provided, a landscaping scheme to confirm all hard and soft landscaping details/materials, the removal of the existing buildings within the red line site area, ecological enhancements and the definition of the residential curtilage to serve the proposed dwellings.

6.29 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	208	211	0
		Total Gain	**0**
		Total Demolition	**211**

6.29 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

6.30 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

7.1 It is recommended that planning permission is permitted subject to the following conditions-

1 A list of the approved plans

2 **Standard Time Condition**: The development hereby permitted shall be begun 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 the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. 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 **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).

5 **Pre-Commencement Condition:** Prior to the commencement of relevant works for the erection of the dwellings hereby approved, the existing buildings, as shown on drawing no. 001 R.0, received 12 November 2020, indicated on the plan as 'To Be Removed' shall be fully demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

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

6 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roofs and doors of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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).

7 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental 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).

8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy 31 of the Horsham District Planning Framework.

9 **Pre-occupation Condition:** Prior to first occupation of each dwelling hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with 31 of the Horsham District Planning Framework.

10 **Pre-occupation Condition:** Prior to the first occupation of each dwelling hereby permitted, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be 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).

11 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking for the development and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition:** No part of the development shall be first occupied until fast charge electric vehicle charging point(s) for the dwelling(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

13 **Pre-occupation Condition**: No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition:** No part of the development shall be first occupied unless and until provision for the storage of refuse and recycling has been provided to serve the dwellings. The facilities shall thereafter be retained for use at all times.

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

15 **Pre-occupation Condition:** Notwithstanding previously submitted information, prior to the first occupation of the new dwellinghouse hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

- Details of all hard surfacing materials and finishes
- Details of all boundary/residential curtilage treatments
- Existing and proposed lands levels

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 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).

16 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of neighbouring properties along Hermongers Lane in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **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, B, C and E of Part 1 or Class A of Part 2 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages 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 control the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

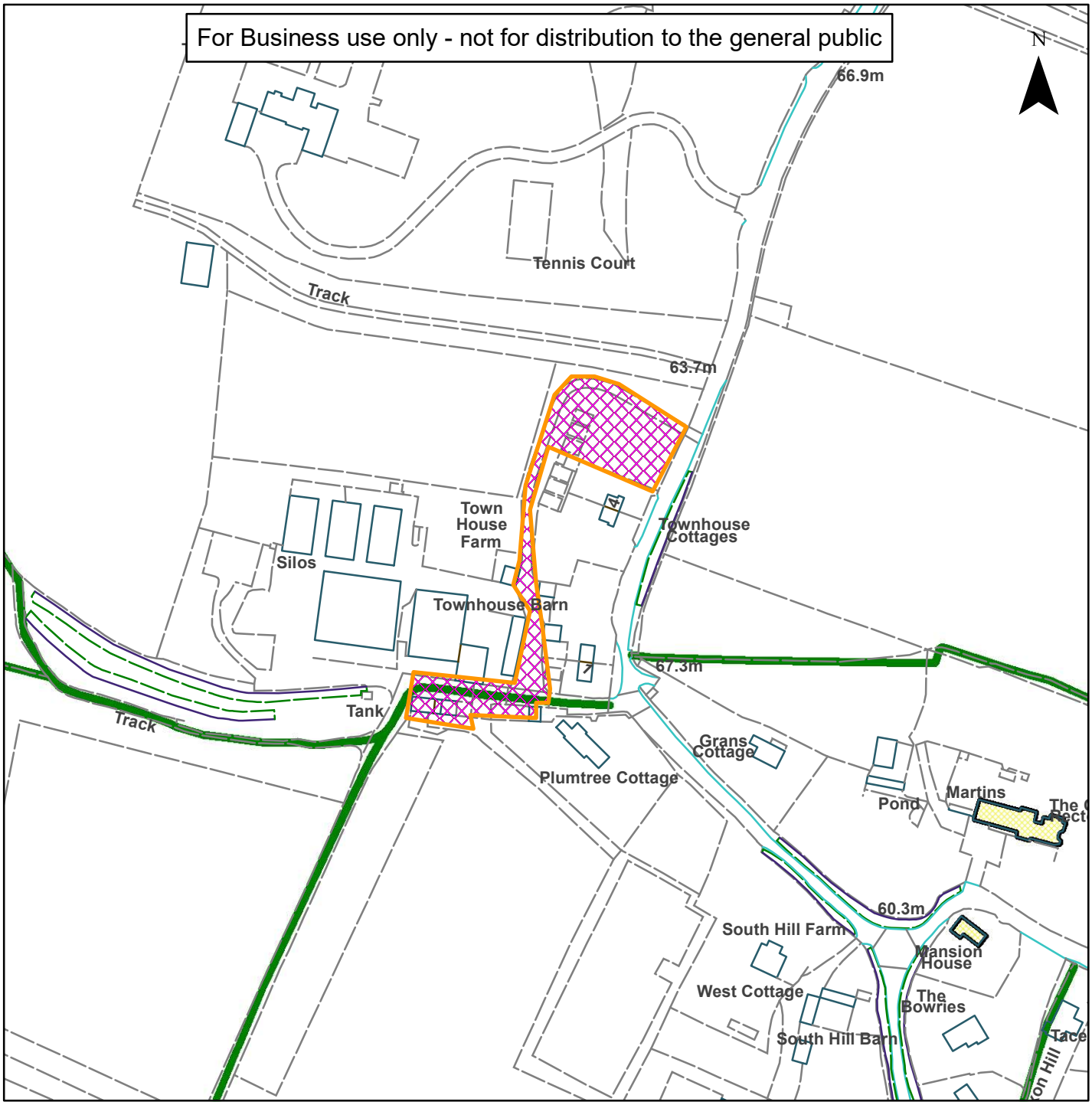
Background Papers: DC/20/1711
DC/19/1671
DC/19/0685

This page is intentionally left blank

07) DC/20/1711

Townhouse Farm, Coolham Road, Thakeham

Horsham District Council



Scale: 1:2,500

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2019). Ordnance Survey Licence.100023865

Organisation	Horsham District Council
Department	
Comments	
Date	03/12/2020
MSA Number	100023865

This page is intentionally left blank