



Planning Committee (South)

Tuesday, 25th January, 2022 at 2.30 pm

Conference Room, Parkside, Chart Way, Horsham

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

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 - 10

To approve as correct the minutes of the meeting held on 16 November.
(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 & Building Control and to take such action thereon as may be necessary:

5. Appeals 11 - 14

Applications for determination by Committee:

6. DC/19/2319 - 54A High Street, Billingshurst 15 - 28

Ward: Billingshurst

Applicant: Horsham District Council

7. DC/21/1756 - Woodmans Farm, London Road, Ashington. 29 - 48

Ward: West Chiltington, Thakeham and Ashington

Applicant: Mr A Skeet

8. DC/21/2324 Land South of Littleworth Lane, Littleworth, Partridge Green. 49 - 60

Ward: Cowfold, Shermanbury and West Grinstead

Applicant: Mr W Bayley

9. 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

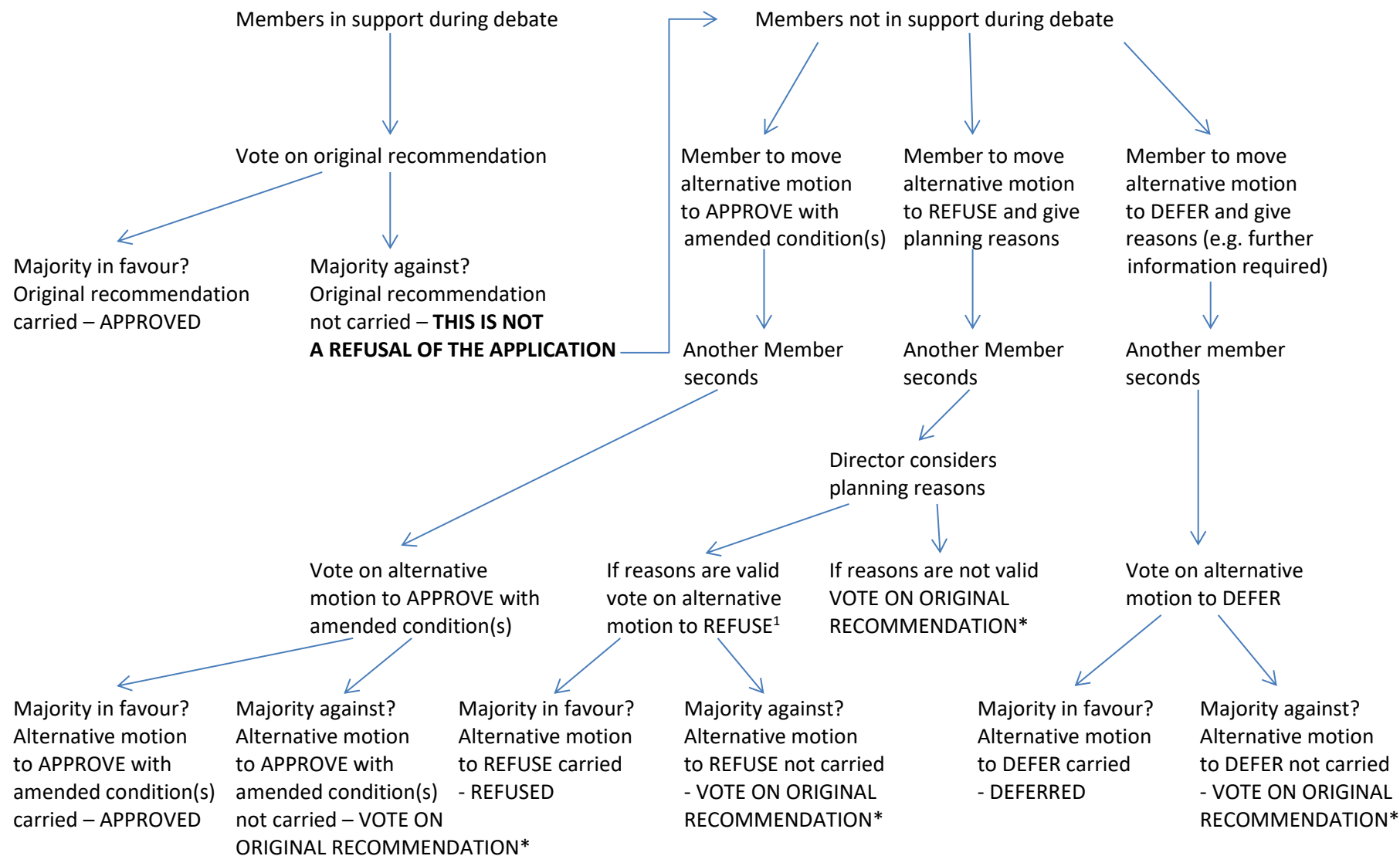
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(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	<p>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</p> <ul style="list-style-type: none"> - 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 - Secunder 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: <ul style="list-style-type: none"> 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

	<p>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.</p> <ul style="list-style-type: none"> ○ 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. <ul style="list-style-type: none"> - Amendments to motions must be to: <ul style="list-style-type: none"> ○ 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	<p>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.</p>
Alternative Motion to Refuse	<p>If a Member moves an alternative motion to refuse the application contrary to the Planning Officer's recommendation (to approve), the Mover and the Secunder 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.</p>
Voting	<p>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:</p> <ul style="list-style-type: none"> - Two Members request a recorded vote - A recorded vote is required by law. <p>Any Member may request their vote for, against or abstaining to be recorded in the minutes.</p> <p>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).</p>
Vice-Chairman	<p>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.</p>

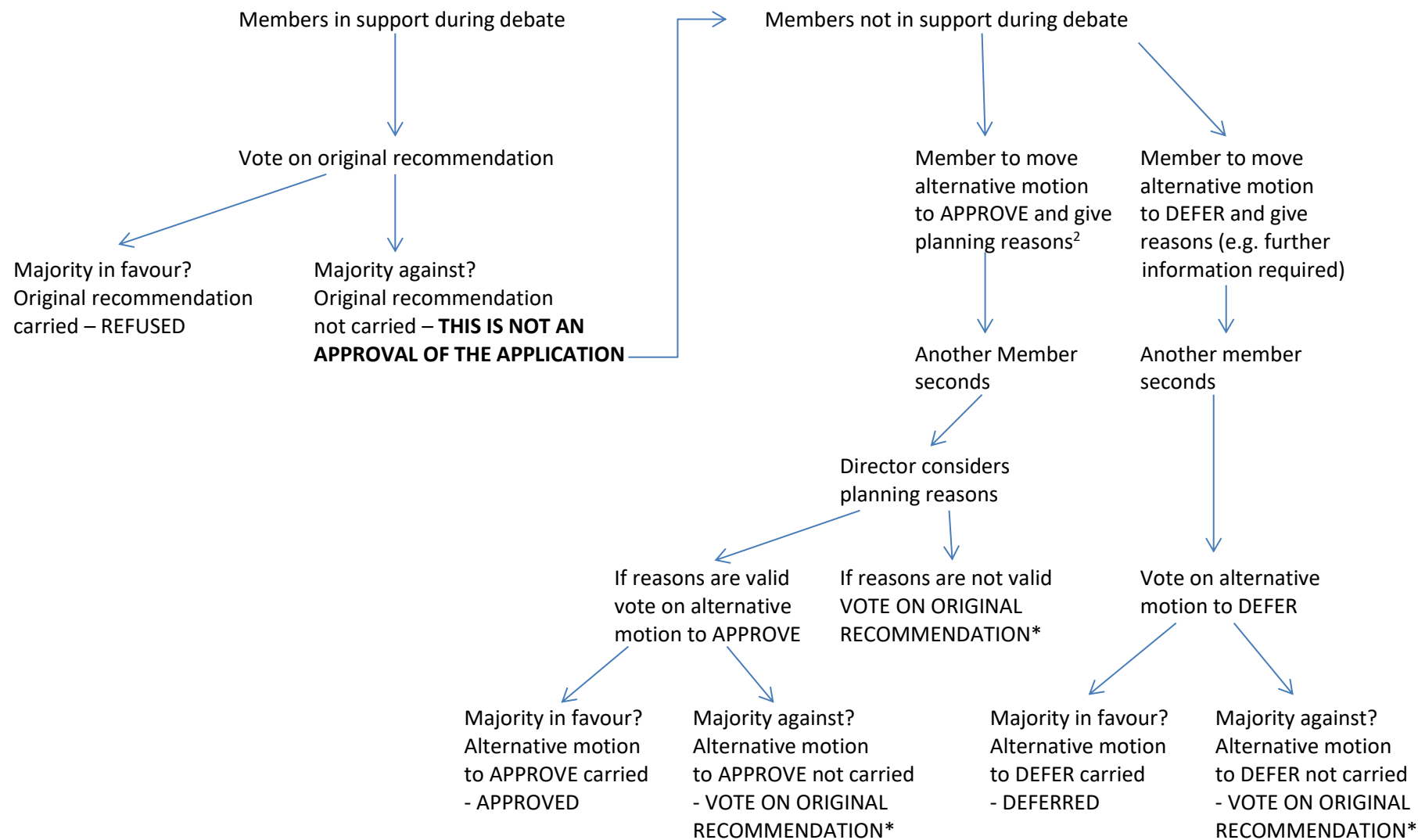
Original recommendation to APPROVE application



*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)
16 NOVEMBER 2021

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

Absent: Councillors: Josh Potts

PCS/36 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Tim Lloyd be elected Chairman for the rest of the Municipal Year.

PCS/37 **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED

That Councillor James Wright be appointed Vice Chairman for the rest of the Municipal Year.

PCS/39 **MINUTES**

The minutes of the meeting held on 21 September were approved as a correct record and signed by the Chairman.

PCS/40 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Jupp and Councillor Rowbottom declared a personal interest in item DC/21/1552 because they were both acquainted with the applicant.

PCS/41 **ANNOUNCEMENTS**

Councillor Lloyd thanked the Committee for electing him as the new Chairman.

PCS/42 **APPEALS**

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

The Head of Development & Building Control gave clarity on the split decision for Henfield Tea gardens advertising. The Inspectorate deemed some signage acceptable and some unacceptable.

Councillors enquired as to whether clearer guidance had been given from the Planning Inspectorate regarding water neutrality and appeal decisions. The Head of Development & Building Control advised that guidelines were due imminently and as soon as further information was available Councillors would be advised.

PCS/43 **DC/21/1552 - LAND AT KINGSBROOK VINEYARD, WEST CHILTINGTON ROAD, PULBOROUGH**

The Head of Development & Building Control reported that this application sought retrospective permission for the retention of raised decking with safety rail around the pond for a temporary period of two years.

The decking was constructed of timber supported upon a scaffold frame with a maximum height of 55cm above ground level and minimum platform height of 30cm due to the uneven nature of immediate topography.

The area was utilised for hospitality purposes including a seating area and walkway supporting the current café. Temporary consent was sought to enable the continued use of the decking whilst the Vineyard recovered from the effects of Covid 19 and farm shop and café were constructed.

The application site was within the Kinsbrook holding, positioned to the south and east of West Chiltington Road and west of Coolham Road. It was beyond a defined built up area in a countryside location. It was not affected by any site specific ecological, landscape and /or heritage designation.

The Parish Council raised no objection to the application subject to the inclusion of conditions limiting the period of temporary use to 2 years, appropriate restrictions of operating hours (consistent with the approved farm shop/café), restrictions on the provision of amplification equipment/music and safety inspections for existing railing.

There had been 109 representations, 23 objected to the application and 89 in support. A further objection had been received prior to the meeting requesting that the decking hours of use of 9pm matched those conditions of the farm shop and café closing at 7pm. It was considered that the operating hours did not need to tally with the farm shop and cafe as the decking area would be used for other events.

The applicant addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: visual and landscape impact, acoustic and lighting impact, other amenity impact, safety of visitors and users, effects on habitat and species and water neutrality.

Councillors discussed concerns with an increase in potential traffic to the site, however as the application sought permission only for the decking on a two year condition it was considered that traffic would be at an acceptable level. Concern was raised that the decking would be used as a stage. Members considered that the decking was not big enough to be used as a stage.

Councillors discussed the need to support farming businesses in the district, and that those looking to diversify made a positive contribution to the area.

RESOLVED

That planning application DC/21/1552 be granted subject to the conditions as reported.

PCS/44 **DC/21/1335 - CHALK FARM, OKEHURST LANE, BILLINGSHURST**

The Head of Development & Building Control reported that this application sought full planning permission for the demolition of the existing barn buildings and construction of one 4-bedroom dwelling.

The proposal comprised a "U" shaped single storey building that would incorporate a mix of mono-pitched and barrel roof forms, along with a central flat roof connecting section to each wing.

The proposal would incorporate an area of hardstanding to the south-west of the dwelling, with the land to the northern portion of the site utilised as amenity space. The proposal would provide four parking spaces, cycle store and bin store.

The proposal followed permission for a dwelling on the site in July 2018 and January 2021. The January 2021 permission remains extant (DC/20/2373).

The application was located to the North of Okehurst Lane, in a countryside location. The site comprised three barns in a 'U' shape arrangement opening to a central courtyard area. The wider area was laid to grass with recently planted trees to the northern corner of the site. The site benefitted from existing access to the south extending from Okehurst Lane.

The Parish Council raised no objection to the application. Two letters of support had been received.

The applicant's agent addressed the Committee in support of the proposal.

Since publication of the report a further consultation response had been received from the ecologist regarding the preliminary Roost Assessment and Barn Owl Survey. On the basis of the information provided, it was not considered that the proposed development would result in harm to protected species or habitat.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: design and appearance, amenity impacts, highways impacts, ecology, water neutrality and climate change.

Discussion took place regarding water neutrality and it was reported by Officers that a consistent approach was being taken in line with other local authorities.

Members requested clarity on sewage water and water saving measures. The Head of Development & Building Control reported that Condition 11 of the extant permission DC/20/2373 covered this point and full consideration would have been given by a drainage engineer.

RESOLVED

That planning application DC/21/1335 be granted subject to the conditions as reported.

The meeting closed at 3.30 pm having commenced at 2.32 pm

CHAIRMAN

Planning Committee (SOUTH)

Date: 25th January 2022

Report on Appeals: 04/11/2021 – 12/01/2022



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
DC/19/1783	Meadow House, Brighton Road, Woodmancote, Henfield, West Sussex, BN5 9SR	17-Nov-21	Application Refused	N/A
DC/21/1470	Budgens, High Street, Henfield, West Sussex, BN5 9DB	18-Nov-21	Application Refused	N/A
DC/21/0748	Land To The South of Hilland Farm, Stane Street, Billingshurst, RH14 9HN	30-Nov-21	Application Refused	N/A
DC/21/1571	Land North of Tisserand Farm, Stane Street, Billingshurst, West Sussex	06-Dec-21	Application Refused	N/A
DC/21/0720	Naldretts House, East Street, West Chiltington, West Sussex, RH20 2JY	10-Dec-21	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
DC/20/1841	Rye Island, Hollands Lane, Henfield, West Sussex, BN5 9QY	Written Representation	16-Nov-21	Application Refused	N/A
DC/20/1906	Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB	Written Representation	22-Nov-21	Application Permitted	Application Refused
DC/20/2200	Brangwyn, Station Road, Henfield, West Sussex, BN5 9UP	Written Representation	22-Nov-21	Application Refused	Application Refused
EN/21/0301	Heatherdown, 17 Bramber Avenue, Storrington, Pulborough, West Sussex, RH20 4HZ	Written Representation	02-Dec-21	Notice served	N/A
DC/21/1446	Priory Fields Barn, Monastery Lane, Storrington, West Sussex	Written Representation	16-Dec-21	Prior Approval Required and refused	N/A
DC/21/0177	Land East of Furzedown, Kithurst Lane, Storrington, West Sussex, RH20 4LL	Written Representation	22-Dec-21	Application Refused	N/A

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/20/2142	Green Shadow, Roundabout Lane, West Chiltington, Pulborough, West Sussex, RH20 2NT	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/20/0455	The Copper Cabin and Geodesic Dome, Land To The East of Fryern Road, Storrington, Pulborough, West Sussex, RH20 4BJ	Written Representation	Appeal Dismissed	Application Refused	N/A
EN/18/0018	Pear Tree Farm, Furners Lane, Woodmancote, Henfield, West Sussex, BN5 9HX	Public Inquiry	Enforcement Notice Quashed Appeal Dismissed	Notice served	N/A
DC/20/2245	1 West Wantley Cottages, Fryern Road, Storrington, Pulborough, West Sussex, RH20 4BJ	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/20/1363	Barnards Nursery, Rock Road, Washington, West Sussex	Written Representation	Appeal Allowed	Deemed Consent	N/A
DC/20/2019	Barnwood Stables, Hurstons Lane, Storrington, West Sussex, RH20 4HF	Written Representation	Appeal Dismissed	Application Refused	N/A

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 25 January 2022

DEVELOPMENT: Creation of a 16 space car park within land at the rear of 54A High Street, Billingshurst, with vehicular link between the Sainsbury's car park and the car park at Jengers Mead

SITE: 54A High Street Billingshurst West Sussex RH14 9NY

WARD: Billingshurst

APPLICATION: DC/19/2319

APPLICANT: **Name:** Horsham District Council **Address:** Parkside Chart Way Horsham RH12 1RL

REASON FOR INCLUSION ON THE AGENDA: The applicant is Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks consent for the formation of a public car park within the westernmost part of the application site. The car park would be accessed from the existing parking provision to the south of the site, accessed from Billingshurst Library and Mill Lane. The proposed parking would be contained within new and retained boundary walls, which mark the historic plot of the frontage listed building. The car park would allow access between Mill Lane and Jengers Mead, which lies to the north of the application site.
- 1.3 The proposed car park would provide 16 spaces, with two spaces being removed in the existing southern car park (connected with Sainsbury's) to allow for access onto the application site. The proposed layout would allow for one disabled accessible space, with two electric charging spaces indicated to the western boundary of the site. The layout would provide a parking / servicing area to the north-eastern corner of the site for use by the commercial occupants of 55 High Street. The applicant has advised that the car park would operate on a pay and display basis.
- 1.4 The eastern section of the application site would be retained as a grassed area, immediately to the rear of the Listed Building, with a new native hedgerow planted between this part of the site and the adjoining car parking area. Further landscaping is proposed to

the north and southern boundaries, with new malus trees planted to the north-west and south-west of the site.

DESCRIPTION OF THE SITE

- 1.5 The application relates to land which currently forms the rear curtilage of 54-55 High Street, a Grade II Listed Building which lies within the Billingshurst Village Centre and the Billingshurst Conservation Area. The site appears largely unused, primarily containing overgrown vegetation, and provides access to rear of the frontage buildings, which provide commercial premises at ground floor level with a residential dwelling above.
- 1.6 The rear of the site is considerably larger than adjoining properties and is a remnant of the historic layout of this part of Billingshurst. The application site currently prevents access between Jengers Mead, the main parking area of which adjoins to the north, and the car parking associated with Billingshurst Library / Sainsbury's, which adjoins to the south.

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:

2.2 **National Planning Policy Framework**

2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 24 - Strategic Policy: Environmental Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 41 - Community Facilities, Leisure and Recreation

2.4 **Billingshurst Neighbourhood Plan**

BILL 1: Billingshurst Built-Up Area Boundary
BILL 8: Public Realm and Movement in Billingshurst Village Centre
BILL 13: Public Car Parking

2.5 **Billingshurst Parish Design Statement**

2.6 **Billingshurst Supplementary Planning Document**

- 2.7 There is no planning history for the site relevant to this application.

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
- 3.2 **Archaeological Advisor:** No objection, subject to a condition requiring a programme of work / investigation.
- 3.3 **Ecology Advisor:** No objection, subject to conditions.
- 3.4 **HDC Conservation:** The area forms part of a medieval burgrave plot, an unusual survivor in this part of the village. The proposal will result in harm principally resulting from a dilution of the perception of this. This is due to the change in character from garden space to car park and a dilution of the ability to perceive the extent and character of the historic space. The harm to the setting of the listed building and the character of the conservation area is less than substantial and towards the middle of this scale. The proposal should be determined with reference to paragraph 196 of the NPPF.
- 3.5 **HDC Drainage:** Recommend suitable drainage conditions be applied (to secure details of measures to dispose of surface water).
- 3.6 **HDC Economic Development:** The net increase in additional car park spaces with the provision of some infrastructure for EV charging is welcomed. Increased accessibility in Billingshurst town centre through the provision of additional public parking could contribute towards attracting more visitors into the town centre and in turn benefit local high street businesses. Whilst it is unlikely to have a substantial impact on footfall figures, the scheme does have the potential to contribute positively towards footfall levels to the town centre which in turn would help protect the vitality and viability of the high street.
- 3.7 A pedestrian pathway would facilitate a safer and more accessible footfall flow between the two as this may be used as a cut through by pedestrians from Sainsburys to Jengers Mead, and the businesses located there, and vice versa. This comment is not an objection of the vehicular link but a suggestion that a pedestrian link could be beneficial.
- 3.8 **HDC Landscape:** The proposed surfacing materials are disappointing, with the submitted plans showing ordinary tarmac rather than resin bonded gravel and cobbles to demarcate spaces. It is considered that materials cannot be compromised as otherwise the historic link and appreciation of this space and origins as a garden will be forever lost. The proposed soft landscaping scheme should be amended to include more herbs and food plants, with further comments made in respect of the colour scheme and plant species.
- 3.9 **WSCC Highways:** 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.
- 3.10 **Parish Council:** Object:-
- The link to Jengers Mead is welcome but has the owner of that car park been advised and consented to the proposal?
 - Members concur with the comments of the Landscape Architect and share her disappointment at the scheme;
 - There are to be 2 electric vehicle charging points although WSCC has asked for 3. More should be provided;
 - Concerned for the safety of pedestrians who will walk through the gap whether it is a pedestrian link or not;

- To discourage the existing antisocial behaviour, additional lighting would be needed as the car park is very dark at night;
- It is not clear if traffic is to flow in a one-way direction or whether the link will be two-way. How will this be policed?
- Question whether the car park be under the HDC remit for the annual parking permit so that shoppers can use their parking discs, or will it be pay and display? The proposal adds a layer of confusion for visitors who will arrive in the Library car park (parking discs and pay and display), travel into the Sainsbury's car park (free), into the proposed car park.

PUBLIC CONSULTATIONS

- 3.11 One representation was received (from Jengers Mead Car Parking LLP), objecting to the proposal which will create a 'rat run' through the development to Jengers Mead.

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

- 6.1 The application site is within the built-up area of Billingshurst, located to the rear of the primary shopping centre in a currently private area between the Jengers Mead car park and the Billingshurst Library / Sainsburys car parks. The proposal would create an enlarged parking area which would connect with the existing provision at Jengers Mead and the Library. The resulting layout would provide a net gain of 14 parking spaces within the centre of Billingshurst.
- 6.2 Policies 12 and 13 of the HDPF seek to support and enhance the hierarchy, vitality and viability of retail centres, with Billingshurst identified as a secondary centre, through measures which include a well-designed and maintained attractive public realm and convenient car parking.
- 6.3 The Billingshurst Parish Neighbourhood Plan states that there is insufficient public owned parking at peak times, with the Jengers Mead parking area privately owned and slightly disconnected from the library and library car park, and that the two parking areas could be better connected. This is reflected by Policy BILL 8, Public Realm and Movement in Billingshurst Village Centre, which states that proposals which enhance movement by pedestrians, in particular between Jengers Mead the library car park, will be supported.
- 6.4 The above policies and allocations are supported by the Billingshurst Village Supplementary Planning Document (SPD), which seeks to ensure the future vitality and viability of Billingshurst, and (in part) supports and seeks to deliver the above allocation (and the creation of a vehicular / pedestrian link between Jengers mead and the library car

park area). The SPD states that this link could be achieved, '*as a simple pedestrian link and access for cyclists, a vehicle connection, or an extended / integrated parking area*'.

- 6.5 The provision of additional car parking which would complement existing provision within Billingshurst would be supported by the above policy framework. The proposed plan allows for a vehicular access between the extended car park and that existing and adjoining at Jengers Mead. This provision represents a clear improvement over the existing arrangement and would deliver the link and accessibility envisaged by Policy BILL 8 of the NP, Allocation 16 and the Billingshurst SPD. As a result, the proposal is considered acceptable in principle, subject to detailed considerations, including the impact on surrounding heritage assets and highway safety / amenity.

Character and appearance

- 6.6 Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. Policy 34 relates to cultural and heritage assets, and requires, inter alia, that development reinforce the special character of the historic environment, through appropriate siting, scale, form and design.
- 6.7 54-56 High Street is a Grade II Listed seventeenth century vernacular dwelling and probable historic commercial property which is illustrative of the continuity of the village's settlement pattern and the evolution of its historic core. The rear of the building forms part of a medieval burgrave plot which is of the same dimensions as shown on historic maps from the mid-nineteenth century. While the garden is currently underused and poorly maintained, the openness it provides reinforces the special interest of nos. 54-56, particularly as the plot represents a unique feature in this part of the historic village.
- 6.8 The application site is currently surrounded by large areas of car parking and commercial buildings. This context, although perhaps expected in a central location does dilute the historic context of the buildings fronting the High Street.
- 6.9 This proposal comprises a series of alterations to the westernmost part of the site to create additional public car parking. The nature and extent of these alterations would have no direct impact on the historic building but would have a clear impact on the building's setting and the character of the wider conservation area. This harm would principally arise from a dilution of the perception of this area as forming part of a medieval burgrave plot, with this harm inevitable due to the change in character from garden space to a car park. There is no objection to loss of the existing soft landscaping, which is of no particular amenity value in its own right.
- 6.10 Paragraph 199 of the NPPF (2021) states that 'when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)'. Paragraph 200 continues to state that 'any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification'.
- 6.11 The NPPF also confirms (paragraph 201) that 'where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent', and that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal' (paragraph 202).

- 6.12 The National Planning Practice Guidance states that, *'whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.
- 6.13 The application incorporates a series of measures to mitigate the level of harm which would arise from the proposed works. These comprise a series of hard and soft landscaping features which would differentiate the proposed parking area from that adjoining, thus allowing the rear of 54-55 to remain 'readable' as a burgage plot. It has been confirmed as part of the application process that coloured tarmac would be used for the proposed parking area, with the proposal allowing for the retention of the majority of the existing boundary walls with landscaping proposed to all boundaries of the site and an area of garden space retained immediately to the rear 54-55. In addition timber bollards are proposed where required with a heritage information board indicated to the southern elevation of the boundary wall.
- 6.14 It is considered that the proposed measures, subject to appropriate detailing and delivery, would create a softer appearance than would generally result from a public car park while ensuring the rear of the listed building remains distinct from the main car parking areas. As a result, the proposal would result in less than substantial harm to the setting of neighbouring heritage assets, which comprise the Billingshurst Conservation Area and Listed Buildings. Whether this level of harm would be outweighed by the public benefits of the proposal is considered in a subsequent section of this report.

Highways

- 6.15 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users; that improves parking in centres and ensures a balance between design, highway safety and promoting town centre attractiveness and vitality.
- 6.16 The proposed car park would be for general public use and would result in the creation of 16 parking spaces (the proposed layout would result in the loss of two existing spaces in the Sainsbury's car park, and as such there would be a net increase of 14 parking spaces). The application does not propose any alterations to the access and egress arrangements to the Library Car Park or Jengers Mead. There is no evidence to suggest that either access is operating unsafely or that this proposal would exacerbate an existing safety concern.
- 6.17 The proposed link between the application site and Jengers Mead would be 2.4m, this link would not allow for two vehicles to pass and would provide for both vehicular and pedestrian access. It is considered that subject to appropriate traffic flow measures within the car park, such as give-way / priority signs, the potential for conflict would be limited, particularly given the low vehicle speeds which would be necessary within both the proposed car park and that adjoining in Jengers Mead.
- 6.18 The proposed layout does not allow for separate vehicular and pedestrian access through the site. The applicant has advised that in order to deliver the scheme there needs to be a vehicular right or no right at all, and that it is not possible to create a separate pedestrian access. As such, while it may have been beneficial to provide separate vehicular and pedestrian routes it is questionable whether such a scheme would have been deliverable. The proposed arrangement is considered to represent an achievable means of improving links between the Library and Jengers Mead, and given the measures outlined above, such

as low vehicular speeds and priority signage, the proposal would not, as a matter of course, create a safety hazard. This view is supported by the Local Highway Authority, which has raised no objection to the proposed access arrangements.

- 6.19 The submitted plans indicate at least two electric vehicle charging points would be provided, with the layout allowing for further charging points to be provided in the future. A condition is recommended to require further details of charging points, which should be a minimum of 20% of all parking spaces (with the remaining being 'passive' provision to allow for upgrading in the future), within the development.

Impact on neighbouring amenity

- 6.20 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers / users of nearby properties and land.
- 6.21 The application site is in a mixed-use location with adjoining land dominated by surface parking servicing the village. In this context the provision of 14 (net) additional parking spaces would not be expected to result in a level activity which would lead to unacceptable harm to neighbouring amenity.
- 6.22 It is recognised that the proposed car park may require lighting and that this has potential to impact on neighbouring residential properties. There is however no objection in principle to the presence of lighting in this village centre location, with further details sought by condition prior to its installation. This approach would be sufficient to prevent any unacceptable harm to neighbouring amenity by way of light nuisance.
- 6.23 The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Other considerations

- 6.24 Archaeology: Billingshurst has its roots in the Anglo-Saxon period and it is likely that the application site contains multi-period archaeological remains. A condition is recommended to ensure a site investigation takes place prior to the commencement of development.
- 6.25 Drainage: The site is located within an area of flood risk from surface water and the underlying clay geology would most likely impede surface water infiltration through permeable surfaces / soakaways. It would therefore be necessary for alternative surface water drainage measures to be explored, such as 'flood storage'. It is considered that suitable details of surface water drainage measures can be secured through condition, and this forms part of the recommendation.
- 6.26 Ecology: The application is accompanied by a Bat Scoping Report and a Design & Access Statement. These documents provide sufficient information to demonstrate that the proposal would not result in any adverse impacts on protected species and that suitable mitigation, through landscaping and external lighting design, can be provided. These measures, and where necessary further details, would be secured through condition.
- 6.27 Representations: The application site is within an area of mixed land ownership and would result in adjoining car parks with differing restrictions and pay and display systems. The proposed material palette would though differentiate the application site from adjoining parking areas and the applicant has advised that appropriate signage would be erected advising of the differing parking areas. The presence of adjoining public and private car parking areas would not constitute a reason to refuse planning permission.

Conclusion

- 6.29 The proposal would create additional car parking facilities which would complement and enhance the existing provision in this part of Billingshurst Village Centre, with the formation of a link between Billingshurst Library and Jengers Mead a demonstrable improvement over the existing arrangement, which currently allows for no public access across the application site. It is acknowledged that the proposal would not provide separate vehicular and pedestrian links between the application site and Jengers Mead. It is though considered that in the absence of any identified harm this arrangement would not justify a refusal of planning permission.
- 6.30 The proposal would harm the setting of 54-55 High Street, a grade II listed building, and the character of the Billingshurst Conservation Area. This harm would not impact on the historic building and this part of the Conservation Area primarily characterised by surface parking and hard surfacing. It is considered that the nature of the resulting adverse impact would not affect a key element of the architectural or historic interest, with the related design approach such that the extent of this harm would be less than substantial. The proposed link would meet the aims of enhancing movement and connectivity set out in the Billingshurst Supplementary Planning Document and Billingshurst Neighbourhood Plan. This is given significant weight in the planning balance, and it is considered that the level of harm would be outweighed by the public benefit which would be derived from the proposal.
- 6.31 The proposal would have an acceptable impact on neighbouring amenity and the proposal can be controlled in a manner to ensure no adverse impact on protected species.
- 6.32 It is therefore considered that the proposal accords with relevant local and national planning policies, with the application recommended for approval, subject to conditions.

7. RECOMMENDATIONS

7.1 That planning permission be granted subject to the following conditions:-

1. A list of the approved plans
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:**

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** Notwithstanding the submitted details, no development, other than site clearance, shall commence until a drainage strategy detailing the proposed means of 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:** Notwithstanding the submitted details, no development, other than site clearance, shall take place until samples or specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The details shall allow for the use of alternative materials to delineate the parking spaces hereby permitted. The development shall thereafter take place in strict accordance with the agreed details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail and to ensure that the significance of designated heritage assets are preserved, in compliance with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** Notwithstanding the submitted details, no development, other than site clearance, shall take place until details of all boundary treatments, including elevational drawings, if appropriate, and material and colour have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in strict accordance with the agreed details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail and to ensure that the significance of designated heritage assets are preserved, in compliance with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** Notwithstanding the submitted details, no development, other than site clearance, shall take place until full details of soft landscaping works 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 proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Finalised details and locations of ecological enhancement measures, as set out in the Bat Scoping Repot (Ecology Co-Op, 2019), which shall include hedgehog holes in fencing / walls

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

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

8. **Pre-Use Condition:** The parking spaces hereby permitted shall not be brought into use until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall have regard to the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light, and the recommendations set out in Appendix 2 of the Bat Scoping Report (Ecology Co-Op, 2019) to demonstrate that areas to be lit will not disturb or prevent nocturnal species using their territory. The scheme shall be implemented in accordance with the approved details and shall thereafter be retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

9. **Pre-Use Condition:** The parking spaces hereby permitted shall not be brought into use until details of the heritage information display board, as indicated on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the installation of the display board, which shall thereafter be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure that the significance of the designated heritage assets are preserved and to comply with Policy 34 of the Horsham District Planning Framework (2015).

10. **Pre-Use Condition:** The parking spaces hereby permitted shall not be brought into use until the access between the application site and the Jengers Mead Car Pak has been provided in accordance with the approved plans. The access shall thereafter be retained in accordance with the approved plans.

Reason: To ensure the provision of a suitable access and to comply with Policies 12 and 13 of the Horsham District Planning Framework (2015), Policy BILL 8 of the Billingshurst Neighbourhood Plan and the Billingshurst Supplementary Planning Document.

11. **Pre-Use Condition:** The parking spaces hereby permitted shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of vehicular rights of way through the site, signage within the car park (including any painted to the ground surface), and measures to prevent conflict between pedestrians and vehicles. The car park shall thereafter be managed in accordance with the approved plan.

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

12. **Pre-Use Condition:** The parking spaces hereby permitted shall not be brought into use until details of electric vehicle charging spaces within the development hereby permitted have been submitted to and approved by the Local Planning Authority. The details shall include a timetable for the installation of the charging points, which shall thereafter be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: To provide sustainable travel options in accordance with policies 36 and 40 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

13. **Regulatory Condition:** All mitigation and enhancement measures / works shall be carried out in accordance with the details contained in the Bat Scoping Report (Ecology Co-Op, 2019). 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 LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/19/2319

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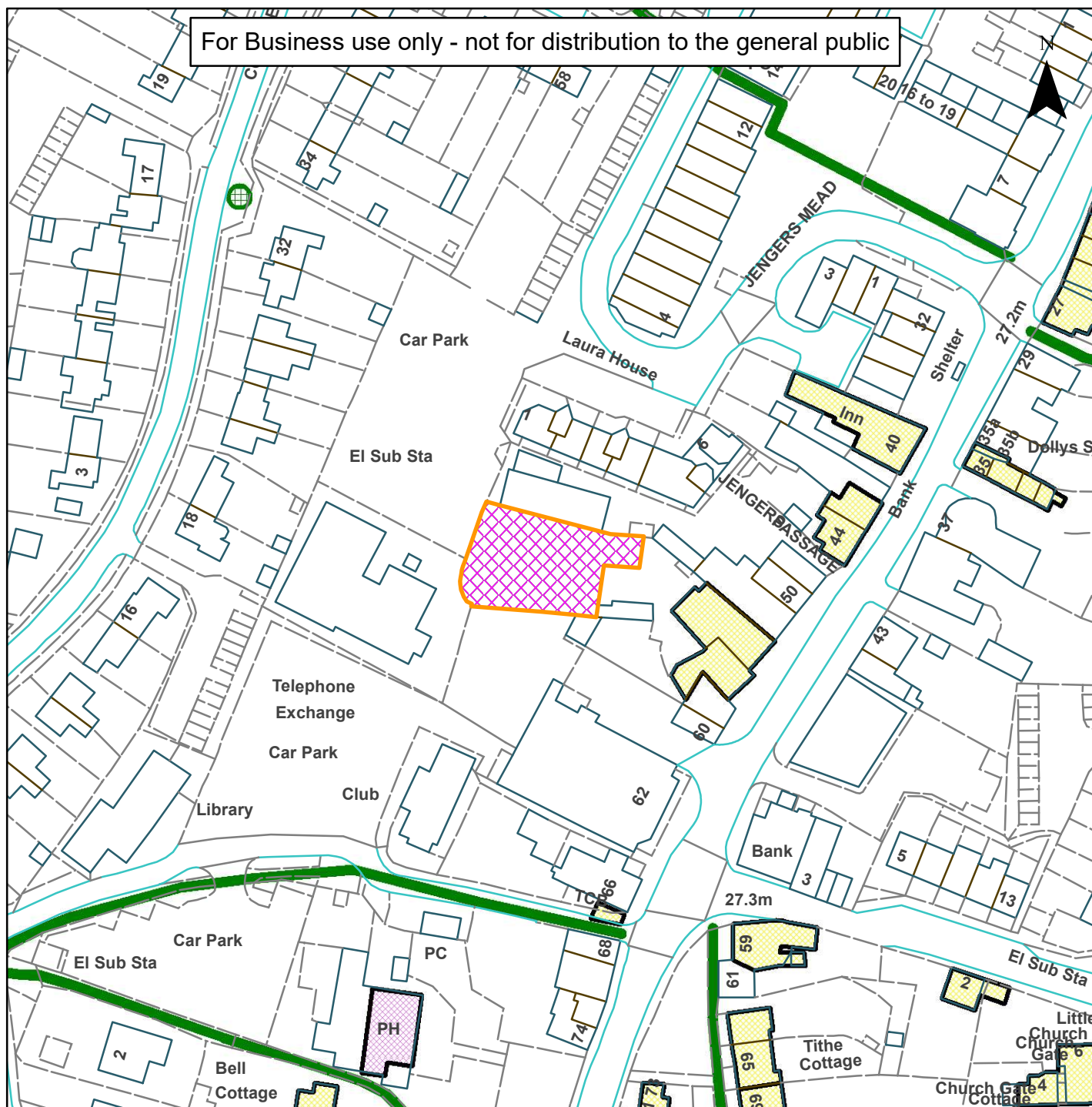
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54A High Street, Billingshurst, West Sussex, RH14 9NY



Horsham
District
Council

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Department	
Comments	
Date	13/01/2022
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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 25 January 2021

DEVELOPMENT: Change of Use from Agricultural Barn (Stables/Equestrian) to Sus Generis to form new game processing workshop

SITE: Woodmans Farm London Road Ashington West Sussex

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/21/1756

APPLICANT: **Name:** Mr Anthony Skeet **Address:** North Farm Game Workshop North Farm Washington RH20 4BB

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

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the change of use of the 2no. buildings to provide for the processing, packaging and distribution of game meat (a sui generis use) and associated office accommodation.
- 1.3 Chanctonbury Game is an established business currently operating from a site on the Wiston Estate, but following an end to the tenancy, is looking to relocate to Woodmans Farm. The proposal would involve no external alterations to the subject building, albeit that existing windows and doors would likely be replaced, with internal alterations undertaken to provide the necessary areas for the operation, including processing areas for birds and venison, freezer and chiller spaces, and staff mess accommodation.
- 1.4 The access to the site would remain unchanged, with the hardstanding areas to the east and west of the building utilised for loading and distribution purposes.

DESCRIPTION OF THE SITE

- 1.5 The application building was previously used as a racing stable albeit that this would appear to be excess of the permitted use for private equestrian facilities approved under planning reference WX/4/89. The interior of the building is arranged to provide 22no. stables and managers office. Several of the stables remain in use for the purpose of keeping horses, albeit that the majority are currently unused.
- 1.6 The wider site comprises a number of agricultural buildings used as part of a former dairy farm, with these buildings no longer in use. A cluster of residential dwellings are located to the south-west of the subject building and these comprise converted agricultural barns, with the residential dwelling of Woodmans House located further to the west. These dwellings are located approximately 30m from the western elevation of the subject building, with each benefitting from an off-road parking area and small amenity space.
- 1.7 The wider area is characterised by open countryside and woodland, with the A24 located to the far-west of the site. The surrounding land comprises undulating topography, with the land immediately to the east of the subject building stepped down.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.3 National Planning Policy Framework

2.4 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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 31 - Green Infrastructure and Biodiversity
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 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 N/A

PLANNING HISTORY AND RELEVANT APPLICATIONS

WX/3/86	C/u of 2 bays of existing covered yard from agricultural use to corn merchants mill and retail shop (From old Planning History)	Application	Refused	on	03.06.1986
WX/4/89	C/u of agricultural building to provide stabling for horses (From old Planning History)	Application	Permitted	on	11.07.1986
WX/3/90	Residential holiday complex catering for the physically handicapped - 5 holiday units and 1 farmhouse Site: Woodmans Barn Farm Dial Post	Application	Permitted	on	06.09.1993
WX/6/94	Retention of two mobile homes for domestic purposes Site: Woodmans Farm London Road Ashington	Application	Refused	on	04.07.1994
WX/5/95	Conversion of existing disused barns to form 2 holiday accommodation units, 3 dwellings and parking Site: Woodmans Barn Farm London Road Ashington	Application	Permitted	on	08.08.1996
WX/3/02	Change of use of building to 24 hour security unit Site: Unit 5 Woodmans Barn Farm London Road Ashington	Application	Permitted	on	15.04.2002
WX/9/02	Variation of condition 4 on wx/3/02 to allow sleep over facilities in security unit Site: Woodmans Barn Farm London Road Ashington	Application	Permitted	on	30.07.2002
WX/7/84	Conversion of redundant barn and outbuildings for residential use. one single dwellinghouse (From old Planning History)	Application	Permitted	on	18.09.1985
WX/15/02	Conversion of building into security/sleeping accommodation Site: Small Barn Woodmans Farm Barn London Road Ashington	Application	Permitted	on	19.11.2002
WX/2/03	Conversion of building into security/shepherds & holiday accommodation Site: Woodmans Farmhouse London Road Ashington	Application	Permitted	on	15.05.2003
WX/5/03	Conversion of existing barn to 1 holiday unit for all year round use Site: Unit 2 Woodmans Barn Farm London Road Ashington	Application	Permitted	on	29.05.2003
DC/05/0828	Installation of an underground raw sewage pumping unit to serve the cart shed	Application	Permitted	on	25.05.2005
DC/09/1406	Removal of all occupancy restrictions relating to Unit 1 (owner's farmhouse), Unit 3 (Woodmans Cottage), Unit 6 (The Granary) and removal of Condition 10 of WX/5/95 relating to Unit 7 (The Cartshed) relating to limiting holiday let periods, to enable the letting of all or any of the residential units to others so that the units can continue to be used in conjunction with the stables, gallops and grazing	Withdrawn Application		on	12.10.2009
DC/11/2486	Continued use of former farm buildings as 4 self contained dwellings and 1 to be occupied by owner/farm manager, provision of parking for 10 cars and use of further building as farm office.	Application	Permitted	on	07.11.2012
DC/13/1516	Non-material amendment to previously approved DC/11/2486 (Continued use of former farm buildings as 4 self contained dwellings and 1 to be occupied by owner/farm manager, provision of parking for 10 cars and use of further building as farm office) to include retention of 2 conservation roof lights on Unit 2 Granary Barn and installation of 3 conservation roof lights on south elevation of Unit 6 The Granary in replacement for 3 existing velux roof lights	Application	Permitted	on	17.09.2013

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 **HDC Environmental Health:** Given the location of the site and nature of the area, activities at this site are unlikely to have any adverse impact however there are some residential properties in close proximity that may be impacted.

This business will require approval from the Food Standards Agency in order for the business to operate. As part of the initial approval process the operators will be required to demonstrate full details of safe and legal storage & collection of animal by-products waste by a licensed collector. This department would however be responsible for the enforcement of any odour nuisance.

Conditions regarding construction hours, delivery hours, storage, external lighting, and details regarding external plant.

- 3.3 **HDC Economic Development:** The proposal aligns with several of the key priorities set out in our Economic Strategy. In particular, it supports Priority 2 which highlights the importance of supporting local businesses to start-up, grow and remain within the District. It is important that we facilitate business growth within our District, as it ensures that our existing businesses remain viable in the long-term and contributes towards long-term economic growth. This proposal would enable an established local business to relocate having been given notice on their existing premises. It would allow them to establish a new game processing workshop at the site, providing them with an opportunity for growth. The Department would be in favour of a proposal that supports this existing business in its long-term viability and enables them to continue operating within our District's boundaries.

Moreover, the proposal would also support a local producer, which supplies its meat to local businesses alongside larger wholesalers. The Department is keen to support businesses supplying other businesses and this aligns with the 'Buy Local' approach, which not only supports other local businesses but also contributes towards a more sustainable local economy by maintaining a local supply chain and reducing food miles. As one of the few businesses of its kind within the local area, we would encourage a proposal which enables this business to grow and remain within our District so it can continue to supply its meat to other local businesses.

As well as benefitting the business, the proposal would also continue to support and maintain the jobs that are currently provided by them within the local area. It is also suggested that the creation of this new workshop, could facilitate additional employment opportunities within the local area in the future.

Overall, Economic Development supports this proposal as it enables a local business to grow and remain within the District, supports a local producer supplying other local businesses and has the potential to provide further employment opportunities in the future.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** The site is located on North Lane, an un-adopted road maintained as Public Bridleway no. 2500. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The Applicant proposes no alterations to the existing access arrangements. The Applicant has provided details of anticipated trip generation and vehicle types within the Design & Access Statement. Vehicles travelling to or from the site mainly consist of rigid lorries and

vans, visiting a few times per week, depending on which game is being delivered. A couple of vans per day are also anticipated, as are approximately three cars for staff. Having considered these trip generation details, the LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site, compared with the potential of the existing agricultural use.

The Applicant has demonstrated a turn on-site via swept path tracking for both a fire appliance and rigid lorry. From inspection of the plans, there also appears to be sufficient space on-site for the parking and unloading of lorries/vans. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The Local Highways Authority 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, and that there are no transport grounds to resist the proposal.

- 3.5 **WSCC Fire and Rescue:** Having viewed the plans for planning application DC/21/1756, the nearest fire hydrant to the Change of Use from Agricultural Barn (Stables/Equestrian) to Sus Generis to form new game processing workshop is 360 metres away, 270 metres more than the required 90 metres distance for a commercial property. Should an alternative supply of water for firefighting be considered it will need to conform with the details identified in Approved Document – B (ADB) Volume 1 2019 edition: B5 section 16.

- 3.6 **Natural England:** West Sussex is one of the most heavily wooded counties in England, with the highest proportion of ancient and semi-natural woodland. Many of these sites are designated as Sites of Species Scientific Interest (SSSIs).

A number of these SSSIs have recently been assessed and found to be in declining condition due to the impact of deer browsing. This includes SSSIs woodlands within Horsham District such as St. Leonard's Forest.

Deer are an important part of the UK's woodland ecology and can have a vital role to play in balanced woodland and wood-pasture ecosystems. However, recent decades have seen a sharp rise in the UK's deer population. Browsing by deer is now a major threat to the health and resilience of many woodlands, and to the favourable condition of woodland SSSIs.

Deer management carried out collaboratively at a landscape scale (due to the free-roaming nature of individual and herds of deer) is therefore essential for the future condition of these SSSIs and other woodland sites.

An essential part of that mechanism is the network of Approved Game Handling Establishments (AGHEs) which take the majority of carcasses resulting from culling operations. Since AGHEs are already scarce, there is concern that if these numbers decrease further, fewer deer will be culled and that may significantly affect current woodland management and the condition of woodland SSSIs.

Understand that the AGHE in the region is undergoing a planning review. This particular AGHE is of critical importance as an outlet for deer carcasses throughout the Wealden area and Western Downs.

- 3.7 **Natural England - Water Neutrality:** Objection if the development is not water neutral

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

- 3.8 **South Downs National Park Authority:** Deer are an important part of the UK's woodland ecology and can have a vital role to play in balanced woodland and wood-pasture ecosystems. However, recent decades have seen a sharp rise in the UK's deer population. Browsing by deer is now a major threat to the health and resilience of woodlands. Therefore, deer management to achieve sustainable and healthy deer populations is most effective when carried out collaboratively at a landscape scale (due to the free-roaming nature of individual and herds of deer).

Managing deer reduces their browsing and trampling impacts, which is important for biodiversity. By protecting natural regeneration, young trees, growing forests and biodiversity we will be addressing some of the challenges of the climate emergency.

One of the constraints to undertaking deer management is the ability to market the venison, which is processed into high quality and affordable food products. Unfortunately, the number of game dealers has decreased over the last few years and prices have dropped due to cheaper imports. Losing another local game dealer would have a direct negative impact on deer management across the SDNP. This business contributes to SDNP's high quality food sector by providing venison for the local and national markets and helping to sustain jobs in rural communities.

Chanctonbury Game is not only the major processor of game and deer in the region, but it also is a conduit for distribution. It is important to emphasise the significance of Chanctonbury Game to the local and wider community in West Sussex. The employment and supply chain that depends on its continued existence (farms, farm shops, shoots, pet food manufacturers) is something to be taken into consideration.

Deer Management needs an outlet to improve the condition of designated habitats (the condition of many designated sites across the SDNP is declining due to deer pressure/browsing) and to secure the establishment of new woodlands through natural regeneration. It is also worth mentioning that by breaking the food supply chain, deer control might drop, leading to an increase in the population with the subsequent increase in road traffic accidents, crop failures and environmental damage.

This type of business is important for the local economy, its contribution to the provision of jobs, the local food supply chain and the ability of stalkers to source a home for their produce and manage deer numbers in the SDNP. The advantages of local stalkers supplying local game dealers is that the supply chain is short and food miles are greatly reduced. The link to local provenance and traceability of products are increasingly recognised and valued due to the reduced carbon footprint and the importance of knowing the source of those products.

PUBLIC CONSULTATIONS

- 3.9 **Wiston Parish Council:** Strong Objection

- Access to and from site is dangerous
- Impact on public bridleway

- 3.10 18 letters of objections were received from 16 separate households, and these can be summarised as follows:

- Loss of amenity due to traffic
- Inappropriate location
- Increased frequency of traffic and heavy goods vehicles

- Noise pollution
- Safety risk
- Odour pollution to neighbouring properties
- Impact on users of the public bridleway
- Impact on ambience of the countryside
- Dangerous point of access
- Loss of privacy
- Number of visitors to the site
- Waste collections and accessibility to site
- Not essential to the rural location
- Inappropriate delivery hours
- Intensification of activity
- Construction works undertaken without approval
- Unacceptable impact on adjacent residential properties
- Antisocial hours of use

3.11 5 letters of support were received from 5 separate households, and these can be summarised as follows:

- Need to control deer populations
- Important service to the local community
- Easily accessible to highway network
- An essential service to farms in the locality
- Would support the rural economy
- Provides healthy and sustainable food source
- Small increase in vehicle movements
- Reduced vehicle movements compared to former equine use

3.12 1 letter of objection was received from a household outside of the District, and this can be summarised as follows:

- Impact on residential amenity
- Inappropriate site for the proposed use

3.13 10 letters of support were received from 10 separate households outside of the District, and these can be summarised as follows:

- Need for a local game outlet
- Could result in the loss of skilled labour and tradesmen
- Valuable service to the community and local businesses
- Sustainable business
- Local employer
- Re-use of an existing building

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 application seeks full planning permission for the change of use of the 2no. building to provide for the processing, packaging and distribution of game meat (a sui generis use) and associated office accommodation.

Principle of Development

- 6.2 Policy 10 of the Horsham District Planning Framework (HDPF) states, in part, 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. 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.
- 6.3 In addition, Policy 26 of the HDPF states that outside built-up area boundaries, 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: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. 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.
- 6.4 The Planning Statement outlines that Chanctonbury Game has operated for over 20 years and is one of only two licensed approved dealers in West Sussex. The business initially processed game on an individual level, but in later years has grown to processing game for many of the local shoots within the South Downs area. As surplus from shoots became available, the Applicant began purchasing this meat and selling it to local markets. The business now primarily acts as a fully licensed processing establishment, focusing on the processing and sale of fowl and venison to local wholesalers, restaurants and pubs, as well as internationally. It is outlined that the business now processes in excess of 40,000 birds and 1,000 venison carcasses a year.
- 6.5 The proposal seeks to relocate the established rural business to a new site within Horsham District, where it would continue to provide local employment and generate economic benefits for local communities. The proposal would be contained within a building suitable of conversion and would contribute to the rural economy; and would consequently sustain the varied and productive economic activity in the locality. The proposal is therefore considered to result in social and economic benefits that would weigh in favour of the proposal.
- 6.6 While the proposal has the potential to increase the level of activity in the countryside, it is recognised that the proposal relates to a countryside-based enterprise that supports the needs of the rural community. The proposed use would take place within the confines of an existing building, with the nature of such use likely comparable to the former agricultural activity taking place on the wider site. On the balance of these considerations, it is not therefore considered that the proposal would result in a significant increase in the overall level of activity in the countryside.
- 6.7 The proposal would result in social and economic benefits and would support and contribute to the wider rural economy. The proposal would be located within an established building suitable for conversion, and would sustain the countryside-based enterprise. For these reasons, the proposed development is considered acceptable in principle, subject to the detailed consideration of all other planning matters, including the amenity of nearby residential properties.

Design and Appearance

- 6.8 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.9 Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.10 The proposed development seeks to convert the existing buildings, with internal alterations to re-configure the floor layout to accommodate the various processing spaces required. External alterations to repair and replace the existing cladding, windows and doors are proposed. This would include the addition of 2no. roller doors on the northern elevation.
- 6.11 The proposed alterations would retain the utilitarian character of the existing building, with no alterations to the form or massing. As such, the proposal is considered to maintain the character of the rural building and result in no further harm to the landscape character and visual amenity of the site and wider surroundings. The proposal is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.12 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 6.13 Paragraph 130 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area; establish or maintain a strong sense of place to create attractive and welcoming places; and create places that are safe, inclusive and accessible, with a high standard of amenity of existing and future users. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by "...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability..." Paragraph 187 furthers that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Where the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, the Applicant should be required to provide suitable mitigation. Paragraph 183 of the NPPF continues that "the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions."
- 6.14 Residential amenity for the purposes of planning does not focus solely on whether a statutory noise nuisance would occur as a result of the proposed development, but rather gives

consideration to other forms of disturbance. Significant loss of amenity will often occur at lower levels of emission than would constitute a statutory nuisance. It is therefore important for planning authorities to consider properly, loss of amenity from noise in the planning process in a wider context and not just from the limited perspective of statutory nuisance.

- 6.15 The Design and Access Statement outlines that game birds and some venison are dropped off at the site, with most venison picked up from site by the Applicant. As a seasonally based business, the number and frequency of vehicle movements and deliveries fluctuates throughout the year. On average, there are approximately 5/6 vehicle movements a week, and an additional 2/3 vehicles a week carried out by the Applicant. The Applicant transports the finished products to local farmers markets, and this is transferred by van, with the deliveries to wholesalers carried out by van or arctic lorry (subject to export) between the hours of 8am and 7pm, but not continuously. From August to December, a loaded van would leave the site on Tuesday at approximately 10am and would return at approximately 3am the next day, and this would become more frequent (possibly 3/5 times a week) as it gets closer to Christmas.
- 6.16 The Statement outlines that waste is picked up and disposed of by registered waste companies (Gibbs Waste Ltd and Harry Hawkins). Bird and bone waste is stored in 240 litre bins and kept in the fridge until collection where it is moved outside for pick-up. Collection is usually on a Monday morning, and dependent on weather, the bins may be left outside from September onwards, but they are sprayed down to prevent blow flies and odour. This waste is generally picked up by lorry at approximately 6am. Fur and guts are stored in 1100 litre bins and picked up twice a week, usually on a Tuesday and Friday, and sometime during the day (not usually after 5pm).
- 6.17 The application site has most recently been used as a racing stable for up to 22no. horses, and formerly was in use for agricultural purposes. It is recognised that these uses generate a level of activity and frequency of vehicle movements that have the potential to result in noise and disturbance, particularly to the nearby residential properties. This existing context is of relevance when weighing the impacts and implications of the proposed development.
- 6.18 The proposed use does however have the potential to result in a number of vehicle movements and level of general activity that could adversely impact on the amenity of nearby residential properties. In particular, it is likely that the proposal would involve a high frequency of vehicle movements, of a variety of sizes, to accommodate delivery, dispatch, and waste removal. While it is recognised that the former use for agriculture and as a racing stable would likely have produced a relatively high frequency of vehicle movements, no comparative information has been provided. Notwithstanding this, it is likely that the vehicle traffic associated with the equestrian use would primarily have comprised horse trailers and horse boxes. In contrast, the supporting documents outline that the dispatch, delivery and waste vehicles associated with the proposed use would be of a range of sizes, including arctic lorries. These movements would occur throughout the day and week, and would take place in the early hours and early evenings.
- 6.19 Following consultation with the Environmental Health Officer, it is recognised that the proposed activities have the potential to impact upon the adjacent residential properties. A number of conditions have been recommended to mitigate potential harm to neighbouring occupiers, including restrictions on hours of use and hours of deliveries. While it is recognised that restrictions on the hours of operation and deliveries would impact the operation of the business, which has sought permission for deliveries in the early hours of the morning (3am to 6am), it is recognised that the proposal would be located in immediate proximity to a number of residential properties. This is a material consideration of significant weight, particularly as all vehicle movements would pass in close proximity to these residential properties. Given the low ambient noise level in this location, and coupled with the early hours as proposed, it is likely that the associated vehicle movements would be recognisable from the residential dwellings, and this has the potential to result in harm. For

these reasons, it is considered reasonable and necessary to impose conditions to limit operations and delivery movements to more reasonable hours to reflect the constraints of the site. This would reduce the impact and would overcome concerns regarding potential noise and disturbance to the nearby residential properties.

- 6.20 While recognised that the proposal would result in additional activity and vehicle movements when compared with the existing situation, the proposal is not considered to result in a material intensification above the previous uses of the site. This is a material consideration of significant weight in the assessment of the current application. Subject to the recommended conditions, the proposed development is considered to result in no further harm to the amenities and sensitivities of neighbouring residential properties, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.21 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.22 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 110 continues that within this context, development should allow for the efficient delivery of goods, and access by service and emergency vehicles.
- 6.23 The application site is accessed from an existing private track which serves a number of residential properties, as well as the subject building and adjacent agricultural buildings. This is a single access track, albeit that passing places are available; with the subject building including areas of hardstanding to the east and west of the building. Access to the east of the building is provided by a track which runs along the northern perimeter. The proposal seeks to utilise this existing access, which passes in close proximity to a number of residential dwellings. Swept-path analysis has been provided for an estate car, an emergency fire vehicle, and a rigid vehicle.
- 6.24 The proposal has the potential to introduce a number of vehicle movements of various sizes, all of which would be channelled along a narrow private track. While recognised that this track has formerly been used for agricultural and equestrian purposes, it is necessary to demonstrate that safe and adequate access can be provided for all users.
- 6.25 Following consultation with WSCC Highways, it is not anticipated that the proposed change of use would give rise to a material intensification of movements to or from the site when compared against the existing use. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. Furthermore, the swept path tracking demonstrates that there is sufficient space on-site for parking and unloading of lorries and vans, and no concerns are raised in this regard. The Local Highways Authority therefore 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.
- 6.26 It is recognised that concerns have been raised in respect of the potential frequency of vehicle movements and the access arrangement from the A24. However, in light of the comments from the Local Highways Authority, it is not considered that the proposal result in harm to the function and safety of the highway network, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Water Neutrality

- 6.27 Horsham District is supplied with water by Southern Water from its Sussex North Water Resource Zone. This supply is sourced from abstraction points in the Arun Valley, which includes locations such as Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.
- 6.28 On 14 September 2021, the council received a Position Statement from Natural England. The Natural England position is that it cannot be concluded that the existing abstraction within the Sussex North Water Supply Zone is not having an impact on the Arun Valley sites. It advises that development within this zone must not add to this impact.
- 6.29 The Position Statement is a new material consideration, and if an application cannot demonstrate water neutrality is reasonably achievable, this will mean the development will not meet the requirements of section 63 of the Habitats Regulations.
- 6.30 The Applicant has submitted a Water Neutrality Statement demonstrating the existing water consumption of the site and the water consumption levels of the proposed use. The Statement has demonstrated that the existing use for equestrian purposes as a racing stable has a greater water consumption than the proposed use for the processing of game, and this has been evidenced through the submission of previous Water Utility Bills. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with Policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Climate change

- 6.31 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.
- 6.32 Should the development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:
- Water consumption limited to 110litres per person per day
 - Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Cycle parking facilities
 - Electric vehicle charging points
- 6.33 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions

- 6.34 The proposed development would be located within an established building suitable for conversion, and would sustain the established countryside-based enterprise. The proposal would result in social and economic benefits in this regard and would support and contribute to the wider rural economy. These are material considerations that weigh in favour of the proposal.
- 6.35 While recognised that the proposed development would introduce a greater intensity of activity and vehicle movements when compared to the existing situation on-site, the proposal is not considered to result in a material intensification when compared to the established equestrian/agricultural uses. Conditions to control noise, disturbance and odour are

recommended, including restrictions on operating hours, delivery hours, and waste management. These are considered reasonable and necessary to mitigate potential amenity conflict, and subject to such conditions, it is not considered that the proposal would result in material harm to the amenities and sensitivities of the nearby residential properties to the north-east. Furthermore, it has been sufficiently demonstrated that the proposed development would result in no further intensification in use of the access, with vehicle parking and turning considered to meet the anticipated needs.

- 6.36 On the balance of these considerations, the proposed development is considered acceptable, in accordance with all relevant local and national planning policies.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.37 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.38 **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
	553.3	553.3	0
	Total Gain		
	Total Demolition		

- 6.39 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.40 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 To approve the application subject to the following conditions.
Conditions:

- 1 **Approved Plans**
- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Waste Management Plan has been submitted and approved in writing by the Local

Planning Authority. The Plan shall include but not be limited to, the location and storage of waste prior to collection, the location of waste on day of collection, and measures to control and minimise odour from waste at the site. The Waste Management Plan shall be implemented and complied with thereafter for the duration of the use.

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

- 5 **Pre-Occupation Condition:** No internally and/or externally located plant, machinery equipment or building services plant shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of the nearby residential properties to the north-west and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the approved use have been implemented in accordance with the approved details as shown on plan 2021-6336-000 rev A and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No use hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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

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

- 10 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 11 **Regulatory Condition:** The premises hereby permitted shall be used for the processing, preparation and packaging of game meat only and for no other purpose.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to (insert with reasons) under Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The premises shall not be open for trade or business except between the hours of 07:00 hours to 19:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

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

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

- 14 **Regulatory Condition:** No external storage of any materials or waste shall take place at any time.

Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

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

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

Background Papers: DC/21/1756

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PLANNING COMMITTEE REPORT ADDENDUM

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 25 January 2021

DEVELOPMENT: Change of Use from Agricultural Barn (Stables/Equestrian) to Sus Generis to form new game processing workshop

SITE: Woodmans Farm London Road Ashington West Sussex

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/21/1756

APPLICANT: **Name:** Mr Anthony Skeet **Address:** North Farm Game Workshop North Farm Washington RH20 4BB

1. PURPOSE OF THE REPORT

- 1.1 To update Committee Members following the submission of addition objection letters and representations.

2. REPRESENTATIONS

- 2.1 4 additional letters of representation have been received since the publication of the Committee Report. These letters raise concerns and objections in respect of the contents and conclusions of the Water Neutrality Statement dated 5th January 2022.
- 2.2 Specifically, concerns have been raised that the figures provided do not reflect the existing lawful use of the subject building, or the processes and likely consumption levels resulting from the proposed operations. It is stated within these representations that the omission of evidence to demonstrate these consumption levels draws into question the accuracy of the figures and conclusions reached. It is questioned whether the figures reflect the various processes undertaken by Chanctonbury Game, where it is assumed that these require greater water consumption levels than suggested.

3. PLANNING ASSESSMENT

- 3.1 As evident from the site visit and the documents submitted, the subject building has most recently been used as a racing stable, with the building subdivided internally to provide 18no. stables, tack room, w.c facilities, and mess accommodation. It is noted that the use of the building for equestrian purposes was approved under planning reference WX/4/89, with condition 2 of this permission restricting the use of the stables to private equestrian use. It is acknowledged that the use as a racing stable was likely undertaken in breach of this condition, however the planning history indicates the likelihood that this use has become lawful by virtue of time. Most specifically, an application submitted and approved in 2002

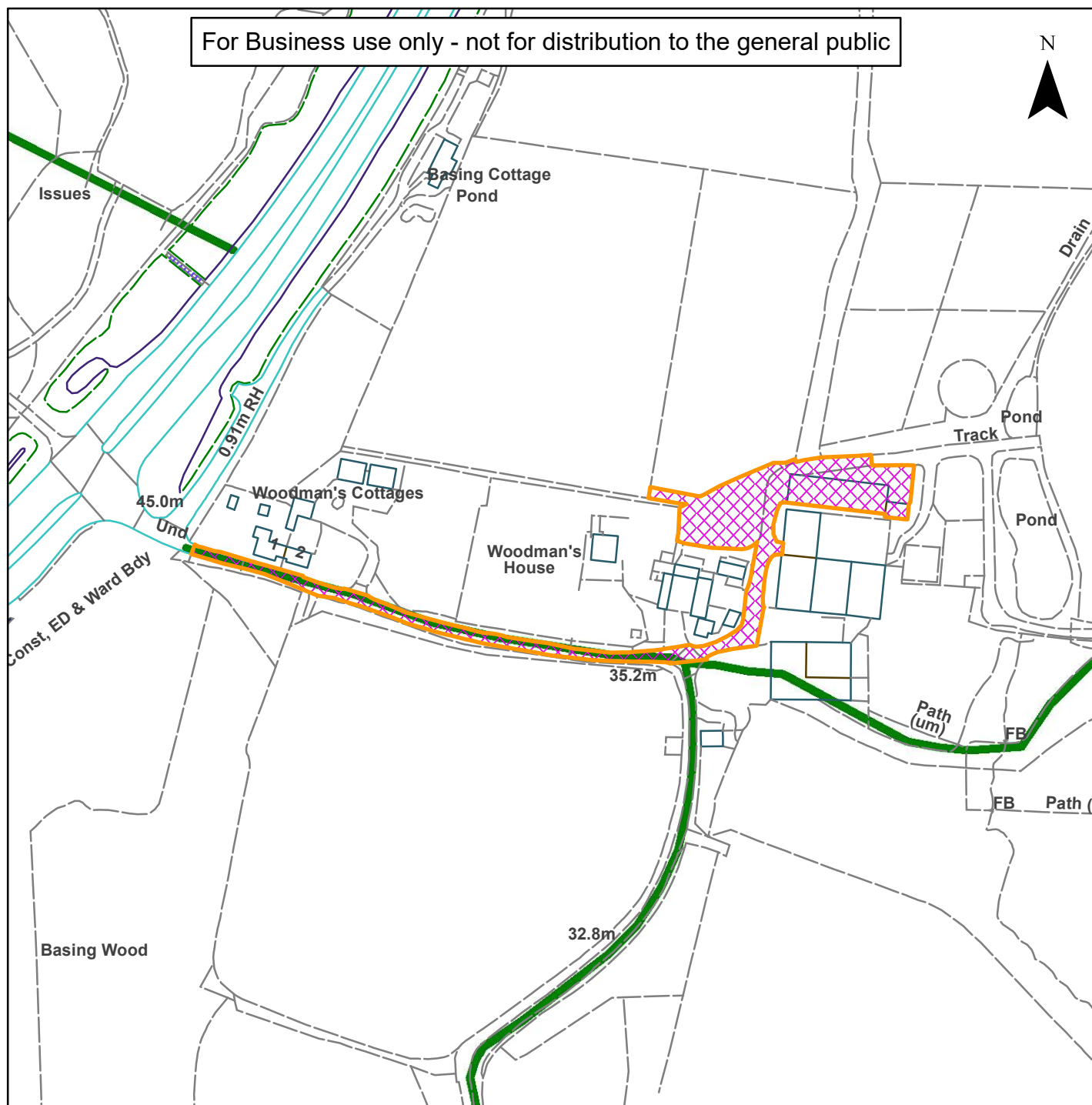
(under reference WX/5/02) related to the retention of horse gallops for racehorses. The supporting documentation indicates that the site has been operating as a racing stable for some years, and this suggests that the subject building and wider site had been used for this purpose in breach of the condition. While recognised that the current use of the building has been at a much lower intensity than previously, it is considered that the building has the capability of being occupied at capacity for this purpose. As such, it is considered reasonable that the water consumption levels reflect this use for the purposes of the Water Neutrality Statement.

- 3.2 The Water Neutrality Statement references an existing total water consumption of 949.25 litres per day. This is calculated on the basis of a 50% capacity of the stables (9 horses) where it is outlined that each horse would drink 50 litres of water per day, and require 5 litres per day for wash-down etc. Guidance provided by the Council's Agricultural Consultant indicate that water requirements for horses are generally based on its bodyweight and can be influenced by hot weather, amount of strenuous exercise, type of feed, and whether animals are grazed or boxed. While the water consumption levels for the horses are on the high-end of the scale, given the size and nature of a racehorse, the consumption level as quoted is considered reasonable. These figures are also supported by the submission of Water Utility Bills for period between 11/08/2020 and 09/11/2020. Due to the confidential nature of this information, the evidence was not made public. However, following redaction, the Water Utility Bill is now available to view on the Council's website.
- 3.3 The Water Neutrality Statement references a proposed total water consumption of 466.79 litres per day. As shown in the accompanying table, this is based on w.c's, basin taps, kitchen taps, and wash-down facilities. The Applicant has confirmed that the only water used is in relation to washing down after the batch of carcasses have been processed and use of the staff facilities. The total consumption figure has been calculated based upon 6 full-time members of staff and 1 part-time member of staff. These figures have been supported by Water Utility Bills for the existing premises, dated between 16/07/2020-27/08/2020, 28/08/2020 - 02/11/2020, 02/11/2020-15/02/2021, 15/02/2021-05/05/2021, 05/05/2021-11/08/2021, and 11/08/2021-01/11/2021. These indicate a fluctuation in the consumption levels, with the likely cause being the seasonality of the operation, and this would be expected given the nature of the use. Due to the confidential nature of this information, the evidence was not made public. However, following redaction, the Water Utility Bill is now available to view on the Council's website.
- 3.4 Based upon the evidence submitted, and the assumptions made in respect of the most recent use of the subject building and the proposed activities (which already operates from another site within the District), it is considered that the proposed use would result in a lower water consumption than former levels. Having undertaken an HRA Screening, it has thereby been concluded that the proposed development would not have a Likely Significant Effect on the designated features of the Arun Valley SAC/ SPA /Ramsar sites.



Woodmans Farm, London Road, Ashington

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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	
Date	13/01/2022
SA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 25 January 2022

DEVELOPMENT: Conversion of stable building, previously approved for two holiday-lets, into a single dwellinghouse with associated alterations and provision of incidental garage and greenhouse

SITE: Land South of Littleworth Lane Littleworth Partridge Green RH13 8JU

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/21/2324

APPLICANT: **Name:** Mr Wayne Bayley **Address:** Holme Farm Orchard Winterpit Lane Mannings Heath RH13 6LZ

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

RECOMMENDATION: To refuse planning permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the conversion of the existing building to a 3-bed dwelling, along with the construction of a detached double garage and store, and a greenhouse.

1.3 The proposal would involve limited external alterations to the existing building, albeit that new and replacement windows would be installed in the east and south elevations respectively. A flue to accommodate a wood burning stove would also be inserted in the northern roof slope. Internally, the proposal would provide a living/dining room, kitchen, 3no. bedrooms (one with en-suite) and a bathroom.

1.4 A detached double garage is proposed to the north-eastern corner of the application site, and would be oriented to face south. The proposal would measure to a length of 10.3m and a depth of 6m, and would incorporate a pitched roof measuring to an overall height of 5.5m. The proposal would provide open-fronted covered parking for 2no. vehicles along with a locked store.

- 1.5 A greenhouse is also proposed along the southern boundary of the site. The proposal would extend to a length of 6m and a depth of 3.8m, and would incorporate a pitched roof measuring to a height of 2.7m. The proposal would incorporate a brick plinth and glass above.

DESCRIPTION OF THE SITE

- 1.6 The application site is located to the south of Mill Lane, outside of any designated built-up area boundary. The site is therefore located within the countryside in policy terms. The site is located approximately 0.6km to the north of the built-up area of Partridge Green.
- 1.7 The site comprises a stable building and associated paddock which is subject of an extant planning permission for conversion to 2no. holiday-let units. The site is bound by post and rail fencing, and accessed via the existing entrance gate.
- 1.8 Linear residential development is located to the north and east of the application site, and this comprises the unclassified settlement of Littleworth.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.3 National Planning Policy Framework

2.4 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 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

2.5 **West Grinstead Neighbourhood Plan**

Policy 1 – Local Gap

Policy 4 – Green Infrastructure, Existing trees, Hedgerows, Habitats and Wildlife

Policy 6 – Broadband

Policy 9 – Car Parking

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/18/1827

Change of use of existing stable building to 2no.
holiday-let units, with associated landscaping and
parking

Application Permitted on
24.10.2018

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 **HDC Environmental Health:** No response received

OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** Access will be made via the existing access ways from Littleworth Lane with no changes proposed. It would not be anticipated that the proposed change of use would result in a material intensification of use, in highways terms, of the site when compared to the existing or other permitted uses.

The plans detail an open car port and hardstand area which would be considered suitable to meet the parking requirements of a dwelling of this size in this location. The adjacent store can provide a suitable cycle parking facility.

In conclusion, the Local Highways Authority does not consider that the proposal would have and 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 111), and that there are no transport grounds to resist the proposal.

- 3.4 **WSCC Public Rights of Way:** No response received
- 3.5 **Southern Water:** Southern Water requires a formal application for a connection to the public foul sewer to be made by the Applicant or developer.
- 3.6 **Natural England:** Objection if the development is not water neutral

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its

completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATION

3.7 West Grinstead Parish Council: No Objection

3.8 9 letters of support were received, and these can be summarised as follows:

- Preferred over holiday-lets
- Reduction in traffic and activity when compared to approved use
- In keeping with character and of the area
- In keeping with neighbouring properties

3.9 1 letter did however also raise concerns over the size and siting of the greenhouse.

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 Development

6.1 The application site is located outside of any designated built-up area boundary and is therefore within the countryside in policy terms.

6.2 The application site is subject of an extant planning permission for the change of use of the stable building to 2no. holiday-lets under planning reference DC/18/1827. It was recognised that there is an identified need for tourist accommodation within the District, with the proposal considered to be of a scale and nature that would be appropriate to the character and location of the area. The development was considered to improve the range and quality of facilities for visitors, and was considered acceptable on this basis. The planning approval was subject to a restrictive condition (8) which limited occupation to short-term holiday accommodation for no longer than 4 consecutive weeks in any 8-week period. The development was approved on the basis of the need for tourist accommodation in the District.

6.3 The current application seeks permission for the change of use of the building to a single residential dwelling. The application site is located within the countryside where development is more greatly restricted, where Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built-up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge.

6.4 While the application site is located outside of a defined built-up area, and within a countryside location, it is recognised that the site is located within the close proximity to the unclassified settlement of Littleworth. Although currently outside of a defined built-up area,

the recently undertaken Local Plan Review has sought the designation of Secondary Settlements, where some degree of infill to otherwise unclassified settlements could contribute to the sustainable development of rural areas. Littleworth has been reviewed as part of this process, where it is recognised that Littleworth is a small hamlet which is predominantly centred along Littleworth Road, a distance to the north of Partridge Green, which contains a reasonable level of services and facilities. The dwellings in the area are a mix of sizes and ages which help to contribute to a sense of place, and there are a number of allotments available which provides evidence of an established community. For this reason, it has been recommended that Littleworth be designated as a secondary settlement.

- 6.5 However, the accompanying map illustrates that the proposed Secondary Settlement boundary would extend tightly around the defined curtilages of the residential dwellings, excluding the application site. As such, while the application site would adjoin the Secondary Settlement boundary, it would remain within the countryside in policy terms. While these boundaries are still under review, and have not yet been formally adopted, it does provide some guidance as to the current policy considerations. The site therefore remains outside of the built-up area, within a countryside location in policy terms, and does not adjoin an identified and classified settlement. On this basis, the proposal remains in conflict with Policies 3 and 4 of the HDPF.
- 6.6 Furthermore, it is recognised that the extant planning permission related to the creation of 2no. residential units, albeit that these were restricted to short-term holiday-lets by condition. As such, it is not considered that the proposed development would result in any further increase in the level of activity within the countryside.
- 6.7 Policy 10 of the HDPF does however relate to rural economic development, where it is stated that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance. Policy 11 of the HDPF states that measures which promote tourism and enhance local cultural facilities will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range, or improve the quality of accommodation, attraction or experiences for tourist, day visitors, business visitors, and residents in the District.
- 6.8 The extant permission approved the change of use of the former stable building to 2no. holiday-let units. This permission has been implemented but not yet completed, and no evidence has been provided to demonstrate that the 2no. holiday-let units would no longer be viable or necessary. The use of the building for short term holiday-let purposes would contribute to the supply of tourist accommodation within the District and would support and contribute to the wider rural economy. This is considered to result in social and economic benefits that are of weight in the planning appraisal.

Design and Appearance

- 6.9 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.10 The application site is located outside of the land designated as a Local Gap within Policy 1 of the West Grinstead Neighbourhood Plan, therefore no weight can be given to this policy. Furthermore, while the current Local Plan Review carries only very limited weight, it is noted that the site was assessed for inclusion within the intended new Secondary Settlement policy,

but excluded from the recommended Secondary Settlement boundary of Littleworth due to its landscape characteristics and visual qualities.

- 6.11 Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.12 The proposed development would involve limited external alterations to the existing building, albeit that new and replacement windows would be installed in the east and south elevations respectively. A flue to accommodate a wood burning stove would also be inserted in the northern roof slope. The proposed external alterations are considered to retain the overall character and appearance of the rural building, and are considered to be appropriate to the distinctiveness of the subject building. The proposal is therefore considered to relate sympathetically to the character of the site and surroundings.
- 6.13 The proposal would also involve the erection of 2no. detached outbuildings along the frontage of the site, comprising a double garage with store and a greenhouse. The detached double garage would be located to the north-eastern corner of the application site, and would be oriented to face south. The proposal would measure to a length of 10.3m and a depth of 6m, and would incorporate a pitched roof measuring to an overall height of 5.5m. It is generally anticipated that ancillary buildings take consideration of the size of the host dwelling, with any proposal expected to be subservient in scale and height to the principal building. In contrast, the proposed garage would extend to a similar height as the existing building, and given the bulk and mass of the roof, is considered to physically and visually compete with the principal building. Furthermore, given the siting of the building along the frontage, the proposal would appear as a dominant and prominent addition when viewed from the access road and entrance. For these reasons, there are concerns that the proposed building would result in an intrusive and overbearing addition that would detract from and dominate the setting.
- 6.14 A greenhouse is also proposed along the southern boundary of the site. The proposal would extend to a length of 6m and a depth of 3.8m, and would incorporate a pitched roof measuring to a height of 2.7m. The proposal would incorporate a brick plinth and glass above. While recognised that this building would be located forward of the principal building, it is recognised that the proposal would be modest in size and height. Furthermore, given the nature of the building, it would appear as a lightweight addition. It is not therefore considered that the siting, scale or design of the building would result in significant harm.
- 6.15 For the above reasons, the proposed development is considered to be of a scale, form and appearance that would appropriately reflect the character and local distinctiveness of the site and wide surroundings, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.16 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both

in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

- 6.17 Matters of amenity impact were considered under the extant planning permission reference DC/18/1827. At this stage, it was considered that the proposed holiday use of the building would be similar in nature to that of the surrounding land uses. It was therefore concluded that the proposed use would not result in harm to the amenities and sensitivities of the neighbouring properties.
- 6.18 The spatial context of the site has not changed since this previous decision, and it is considered that the current proposal would remain in general compliance with the use and activities approved previously. A residential use would be commensurate to similar uses within the immediate setting, with the resulting residential dwelling located at an appropriate distance from the nearest residential properties. On this basis, it is considered that the proposed development would result in no further harm to the amenities and sensitivities of neighbouring properties, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.19 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.20 It is recognised that the site is located in close proximity to the linear residential development of this unclassified settlement, which itself is located a short distance from the defined built-up area of Partridge Green. On this basis, occupiers would benefit from reasonable access to the village centre.
- 6.21 The application seeks to utilise the existing access from Mill Lane, with a detached garage for 2no. vehicles and area of hardstanding proposed to the east of the application site.
- 6.22 Following consultation with WSCC Highways as Local Highways Authority, it is not anticipated that the change of use would result in a material intensification of use in highways terms. Sufficient parking would be provided to meet the anticipated needs of the proposed dwelling, and it is not considered that the proposal would result in severe or cumulative harm to the function and safety of the highway network. The proposal is therefore considered to accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Water Neutrality

- 6.23 The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.
- 6.24 Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.
- 6.25 The application site is subject of an extant planning permission under reference DC/18/1827 which approved the change of use of the building to 2no. holiday-let units. The development has commenced and the approval has been implemented, and the extant permission is

therefore of significant weight. The proposed development would result in no further water consumption beyond the extant planning permission, and it is not therefore considered that the proposal would have a likely significant effect on the protected sites and habitats within the Arun Valley.

- 6.26 Notwithstanding the above, the Applicant has outlined within the submitted Water Neutrality Statement that the development would utilise surface water harvesting; rainwater harvesting; and greywater harvesting. These mitigation measures are considered to aid in the reduction in water consumption, and would provide some environmental benefit in this regard.

Climate Change

- 6.27 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.
- 6.28 Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:
- Water consumption limited to 110litres per person per day
 - Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Cycle parking facilities
 - Electric vehicle charging points
- 6.29 Subject to these conditions, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Planning Balance and Conclusions

- 6.30 The proposed development would not accord with the spatial strategy as set out in Policies 2, 3, 4 and 26 of the HDPF, however as concluded within the recent appeal decisions at Rascals Farm, Shipley Road (APP/Z3825/W/20/3257700) and Land South of Newhouse Farm, Crawley Road (APP/Z3825/W/21/3266503), the Council does not currently benefit from a 5-year housing land supply. Given this conclusion, the tilted balance contained in paragraph 11(d) of the NPPF is engaged. This is a material consideration of significant weight in the appraisal of the current application.
- 6.31 The Council cannot currently demonstrate a five year supply of deliverable housing sites therefore for the purposes of decision making the presumption in favour of sustainable development within Paragraph 11(d) of the NPPF applies. Paragraph 11(d) states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.32 In this instance, Policies 2, 4 and 26 are considered out of date and as determined by recent appeal decisions, now carry only moderate weight in decision-making. The West Grinstead Neighbourhood Plan, although recently adopted, does not contain policies and allocations to meet its identified housing requirement, instead relying on the new local plan to address

housing need in the plan area. The protections of Paragraph 14 of the NPPF do not therefore apply to decision making in this case.

- 6.33 The application site is located outside of the defined built-up area of Partridge Green and would also be located outside of the proposed Secondary Settlement boundary coming forward as part of the Local Plan Review. The site is not allocated in a Local or Neighbourhood Plan and is not considered to represent an expansion of a settlement. Furthermore, no evidence has been provided to justify that the proposed open market dwelling would be essential to its countryside location.
- 6.34 While the current housing shortfall is a material consideration of significant weight, it is recognised that Policy 10 of the HDPF states that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance. The application site is subject of an extant planning permission for conversion of the building to 2no. holiday-let units, which would not only support rural economic development, but would also promote tourism and increase the range of accommodation tourists, visitors, and residents. Such accommodation was considered to result in social and economic benefits which justified the approval of the development, subject to a restricted condition limiting the use as holiday-lets. No evidence has been provided to suggest that the use of the building for 2no. holiday-lets is unviable or necessary, and it has not therefore been demonstrated that the application site would be inappropriate for the commercial enterprise as approved.
- 6.35 No justification has been provided to demonstrate that the commercial enterprise as approved under the extant permission could no longer progress. The proposed development would therefore be in some conflict with Policy 10 of the HDPF. This policy is considered to be in compliance with the NPPF and can be attributed full weight, with no evidence or justification provided to support a departure from this policy.
- 6.36 While the planning policy context has changed since this extant permission was assessed, with the Council now unable to demonstrate a 5-year housing land supply, the 1no. dwelling as proposed would make only a small and limited contribution to housing supply within the District. The benefits arising would therefore be modest. For these reasons, it is not therefore considered that the benefits of the scheme would significantly and demonstrably outweigh the conflict with the spatial strategy when read as a whole, and particularly when assessed against Policy 10 of the HDPF. Given that the benefits of the development would be minimal, the adverse impacts identified would significantly and demonstrably outweigh the benefits when assessed against the policies when taken as a whole. Therefore, the proposed development would be contrary to Policies 1, 3, 4, 10, and 26 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

7.1 To refuse the application for the following reason:

- 1 The proposed development would represent inappropriate development within a countryside location, where it has not been demonstrated that the development would be essential to its countryside location. It has also not been demonstrated that a business or commercial use would be unviable or unnecessary. For these reasons, the proposed development would be contrary to Policies 1, 3, 4, 10, and 26 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/1827
DC/21/2324

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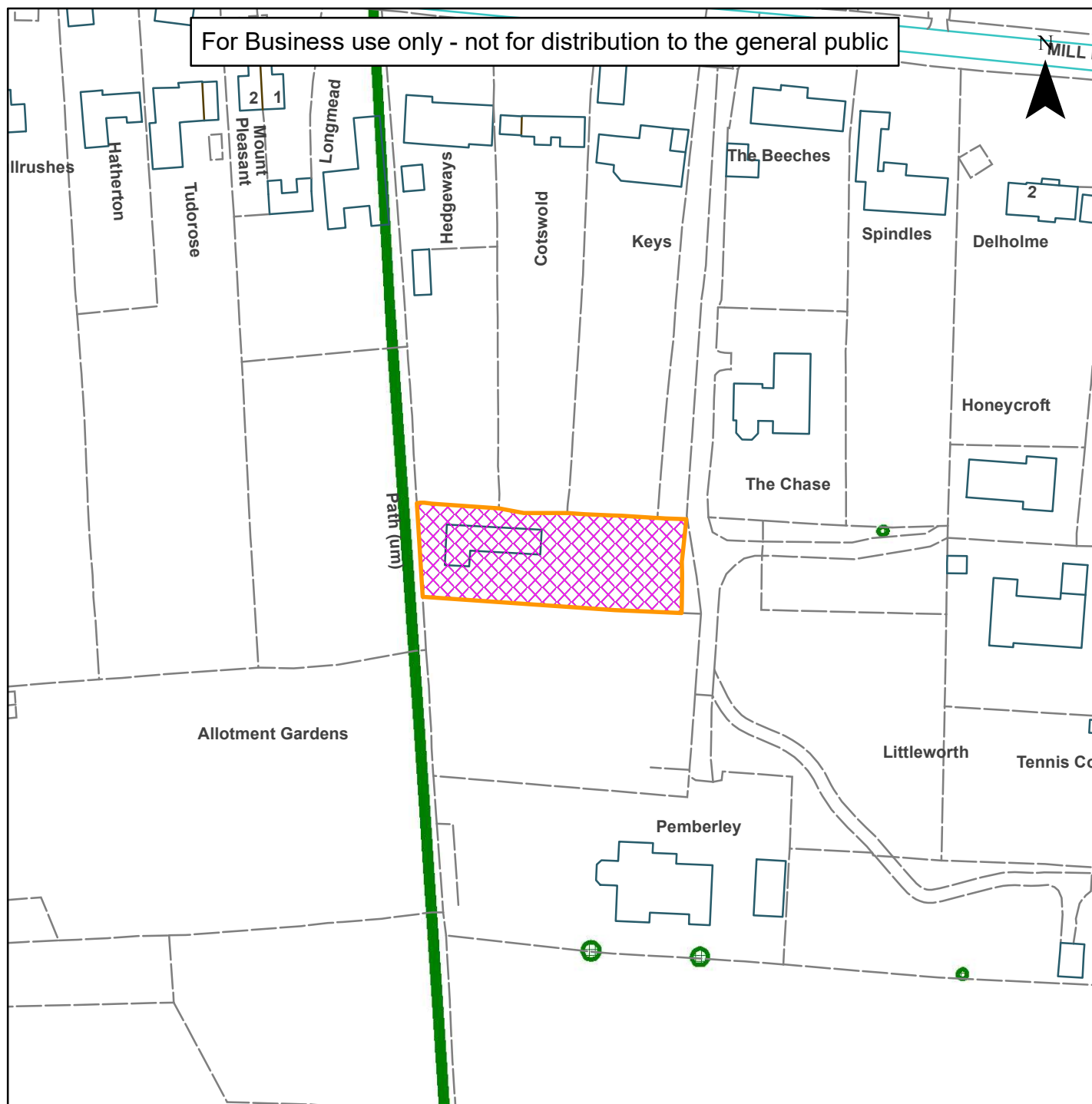
08) DC/21/2324



Horsham
District
Council

Land South of Littleworth Lane, Littleworth, Partridge Green

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	
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