



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

Planning Committee (South)

Tuesday, 15th March, 2022 at 2.30 pm
Conference Room, Parkside, Chart Way, Horsham

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

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 - 14
To approve as correct the minutes of the meeting held on 15 February. <i>(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.)</i>	
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
Applications for determination by Committee: | 15 - 18 |
| 6. | DC/21/0938 Hascombe Farm, Horn Lane, Henfield.
Ward: Bramber, Upper Beeding and Woodmancote.
Applicant: Mr Ralph Gilbert. | 19 - 36 |
| 7. | DC/21/1092 Upways, Chantry Lane, Storrington, Pulborough.
Ward: Storrington and Washington.
Applicant: Mr Stuart Holmes. | 37 - 48 |
| 8. | Urgent Business
Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances | |

Agenda Annex

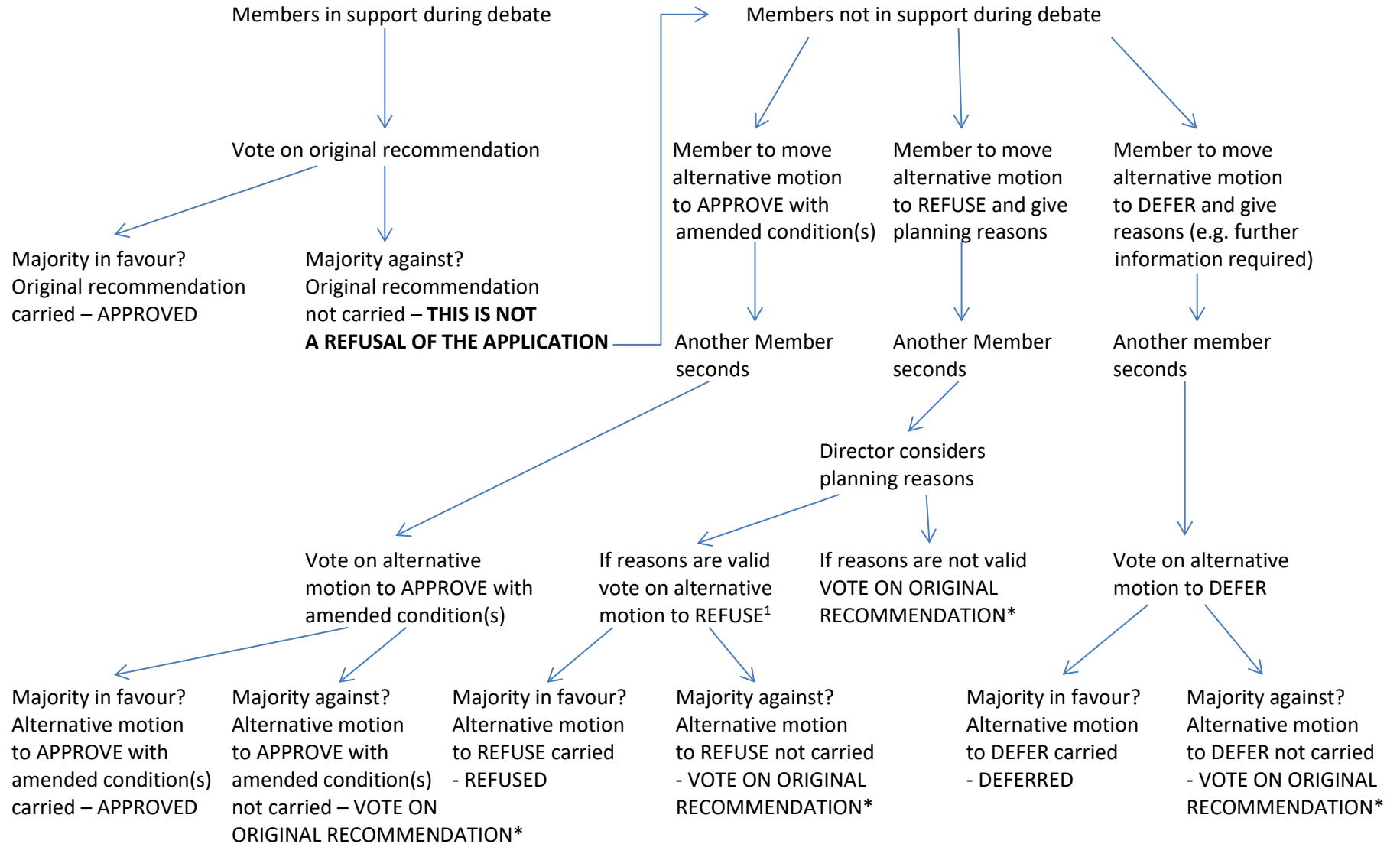
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(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>

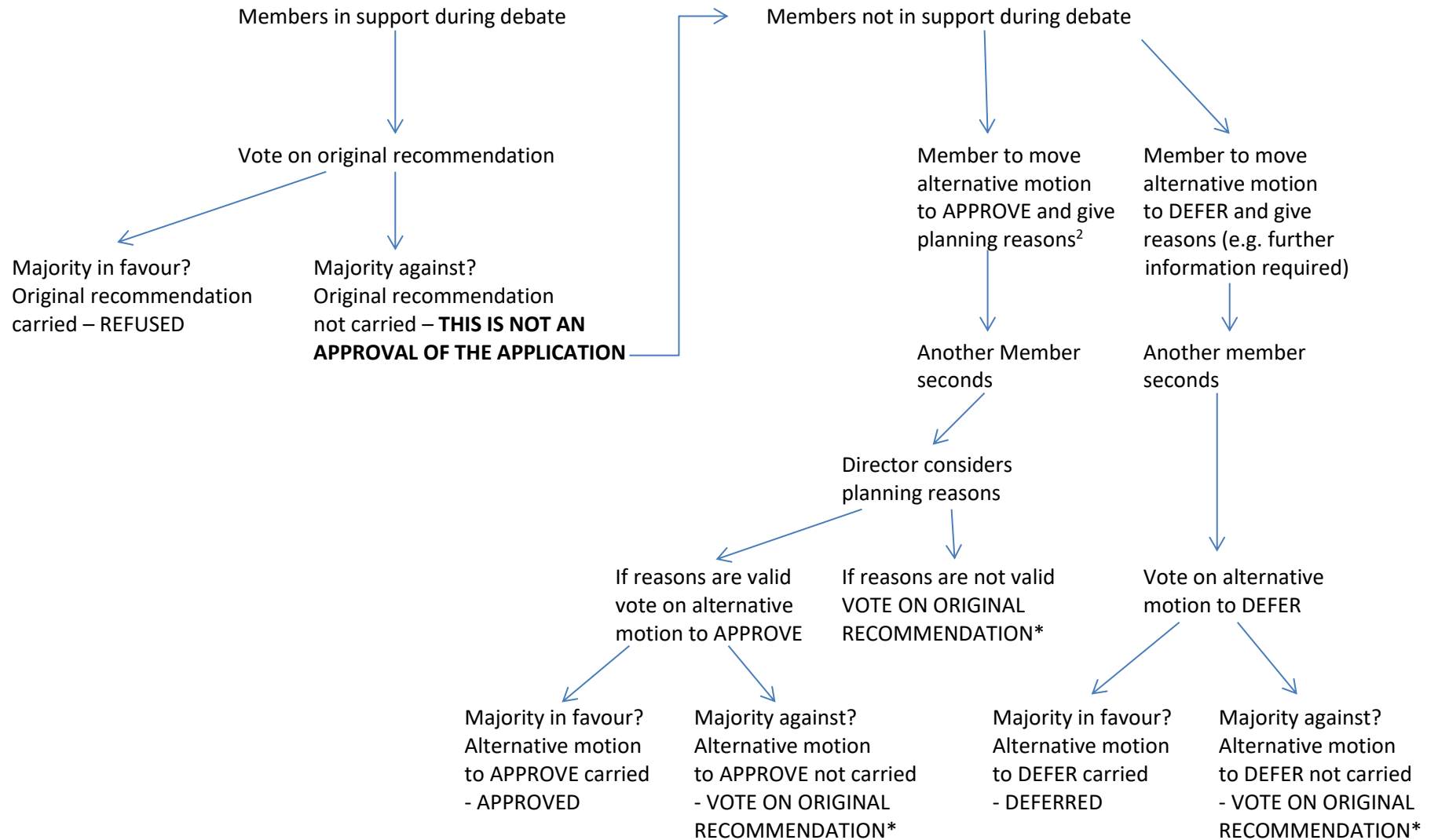
Original recommendation to APPROVE application



*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)
15 FEBRUARY 2022

Present: Councillors: Tim Lloyd (Chairman), John Blackall, 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 and Diana van der Klugt

Apologies: Councillors: Chris Brown, Josh Potts and James Wright

PCS/51 **APPOINTMENT OF VICE CHAIRMAN**

Resolved that Councillor Paul Clarke be appointed Vice Chairman for the rest of the Municipal Year.

PCS/52 **MINUTES**

The minutes of the meeting held on 25 January were approved as a correct record and signed by the Chairman.

PCS/53 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of Members' Interests.

PCS/54 **ANNOUNCEMENTS**

There were no announcements.

PCS/55 **APPEALS**

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

PCS/56 **DC/20/1697 - LAND NORTH OF THE ROSARY, CHURCH ROAD, PARTRIDGE GREEN.**

The Head of Development & Building Control reported that this outline application sought to amend the reasons for refusal being considered under the current appeal by the Planning Inspectorate.

The outline application was for the erection of 81 dwellings, associated public spaces, landscaping, vehicular access, drainage and highways infrastructure works. All matters were reserved apart from access.

The application site was located to the north-west of Partridge Green to the west of Church Road and north of the Rosary. The Downs Link (Bridleway 3566) marks the western boundary of the site and Church Road (B2135) marks the eastern boundary. Jolesfield and Littleworth are located to the north and north-east. All protected trees on the site would be retained.

Since the refusal of planning permission, four new material considerations had arisen relating to; water neutrality, the introduction of four custom/self build dwellings in the proposals, the West Grinstead Neighbourhood Plan and the Council's five year housing land supply position.

The report had been returned to committee to consider revisions for refusal for application DC/20/1697 which was subject to a current appeal by the planning inspectorate and it was recommended that:

- (a) The current reason for refusal relating to the principle of development, owing to the Council's lack of five year housing land supply should be withdrawn.
- (b) A new reason for refusal relating to the adverse impact of the development on the Arun Valley SAC/SPA and Ramsar sites should be introduced as the development had not demonstrated to be water neutral.

Members noted the planning history of DC/20/1697. The Parish Council objected to the proposal. 22 letters of objection had been received from 19 households and two letters of support, four further letters were received from three households neither objecting or supporting the proposal.

Since the publication of the report an additional representation had been received raising concerns on heritage, landscape and impacts of safety on the northern pedestrian point. WSCC Highways had reviewed these safety concerns and concluded that the proposed pedestrian crossing was still acceptable.

Members supported the officer recommendations. It was reported that a Section 106 agreement was currently being discussed and agreed.

RESOLVED

That planning application DC/20/1697 will advise the Planning Inspectorate that it will:

- (a) No longer be seeking to defend the reason for refusal no. 1 regarding the principle of development given the Council's five year housing land supply position; and
- (b) Will be defending the refusal of planning permission instead on the following grounds:
 - 1. Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the

internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

2. The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the 35% of units required to be provided as affordable housing units, nor an agreement for improvement works to PROW 1840 or a requirement for the provision of 4 custom / self build units. The proposal is therefore contrary to Policy 16 and Policy 40 of the Horsham District Planning Framework (2015) as it has not been demonstrated how the affordable housing needs of the District would be met, nor how the development can be appropriately integrated with the wider network of routes.

PCS/57 **DC/21/1375 MORALEE FARM, HAGLANDS LANE, WEST CHILTINGTON.**

The Head of Development & Building Control reported this application sought permission for the erection of a rural workers 3-bed residential dwelling and attached agricultural building used as a commercial store/sales room.

The building was located to the west of the site near to the shared boundary and immediately north of the existing access. It comprised an H shaped building and a number of pitched roof features adjoined by flat green roof.

The site of the application and wider land was currently used as an alpaca farm and small vineyard. The applicant benefitted from a temporary residential cabin where temporary planning had been approved and this would be removed as part of the current proposal. An agricultural building was located to the east of the cabin used for the established agricultural enterprise.

The wider area was characterised by sporadic residential, and agricultural development with woodland and fields. The site was located immediately adjacent to the built-up area of West Chiltington Common and Old Haglands a Grade II Listed Building located directly to the west.

The Parish Council objected to the proposal. 35 letters of support had been received from 33 households, 12 were received from households within the Horsham District and 21 from outside the District.

16 letters of objection were received from 13 separate households within Horsham District. A further 6 letters of representation were received neither supporting or objecting.

Since the publication of the report a further letter of support had been received.

The applicant spoke in support of the application. A representative from the Parish Council spoke in objection to the application citing concerns with the design and size of the proposed building and near location to the listed building.

It was noted that since the report was published the applicant had submitted amendments with some changes. Due to a lack of supporting information; it was acknowledged that a dwelling was required however a new design would be required to overcome concerns.

Members generally agreed that the current proposal was too large and although supportive of the business, concerns were raised regarding an increase in traffic on Haglands Lane. It was suggested that any further application may consider better access to the site.

Members discussed gaining greater understanding in supporting the change of agricultural use in the area to vineyards. It was suggested that specific vineyard requirements would enable clarity in the planning process and a possible policy or set of sub policies should be considered.

Members considered the consultees' responses and officer's planning assessment which included the following key issues: principle of development, design and appearance, heritage impacts, impact on the amenity; water neutrality, highways impact and climate.

RESOLVED

That planning application DC/21/1375 be refused for the following reasons:

- 1 The proposed development due to its scale and nature has the potential to result in an intensification of activity within the countryside, with the proposal representing new-build development where it has not been demonstrated that existing buildings are not suitable for conversion. Furthermore, it has not been demonstrated that the development would result in substantial environmental improvement, nor that the development would reduce the impact on the countryside. The proposed development would therefore be contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).
- 2 The proposed development would be of a scale, extent and siting that would result in a dominant and prominent feature within the immediate context, and would be of a design and form that would appear as an awkward and intrusive addition. The proposal would fail to reflect the locally distinctive character of the wider area, and would dilute the understanding and appreciation of the setting of the nearby Grade II Listed Building. As such, the proposal would fail to protect, conserve, and enhance the key features and

characteristics of the landscape character and countryside setting, contrary to Policies 25, 26, 32, 33, and 34 of the Horsham District Planning Framework (2015).

- 3 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

PCS/58 **DC/21/1631 LAND AT GRID REFERENCE 506411 119161 BROOMERS HILL LANE, PULBOROUGH.**

The Head of Development & Building Control reported that this application sought full planning permission for the construction of an irrigation storage reservoir to support animal drinking troughs for the agricultural holding.

The proposed reservoir would also supply water to newly planted trees and hedges. The current troughs were mains fed and the proposal aimed to switch to a new pump supply which would be more cost efficient, reliable and a greater ecological resource.

This application followed on from a previously withdrawn application DC/21/0163 which had prior approval however it was considered that the extent of the works required planning permission.

The application site was located on the eastern side of Broomers Hill Lane, situated south of Broomershill Farm and north of Brooks Rew Farm. The site currently comprised an open field pasture which was part of the overall farm holding of 20.81 hectares. The proposed reservoir would supply water to newly planted trees and hedges in the summer months and to livestock via a series of troughs in the fields that are currently mains fed.

The Parish Council raised an objection to the proposal. Seven letters of support were received and two letters of objection.

Since the report had been published, two further letters of support had been received and one more letter of objection.

The agent and applicant both spoke in support of the application.

Members were in support of the application and felt the needs of the agricultural policy had been met, the local landscape and wetland would be enhanced, there would be bio-diversity gains and the site would meet water neutrality requirements.

Members considered the consultees' responses and the officer's planning assessment which included the following key issues: principle of development; character, appearance and impact on heritage assets; impact on neighbouring amenity; ecology; water neutrality, drainage and archaeology.

RESOLVED

That planning application DC/21/1631 be granted subject to the conditions reported with an additional condition in relation to importing and exporting soil to the site.

PCS/59 **DC/21/1234 ASHLEY HOUSE, ROUNDABOUT COPSE, WEST CHILTINGTON.**

The Head of Development & Building Control reported that this application sought full planning permission subject to conditions for the erection of a detached 3-bedroom bungalow, attached garage and parking spaces.

DC/21/1234 had been considered at Committee August 2021 and a decision was made to delegate to the Head of Development and Building Control. Further consideration was required to proposed access of the site in consultation with WSCC Highways and water neutrality matters.

The application site occupied an area to the south and west of the Roundabout Copse cul-de-sac situated at the easternmost element of the garden of Ashley House. The site was within a defined built up area of West Chiltington typified by single storey and two storey dwellings of character.

Members noted the planning history of the site. Further assessments received from WSCC Highways considered that access matters were deemed to be acceptable. Water Neutrality assessments confirmed that subject to proposed measures in both existing and proposed dwellings the proposal would achieve water neutrality.

The Parish Council had objected to the proposal. Nine letters of objection had been received in connection to the application and one in support.

The Parish Council spoke in objection to the proposal.

Although further information had been provided on water neutrality, some Members still raised concerns on whether or not it could be achieved for this application.

RESOLVED

That planning application DC/21/1234 be refused for the following reason:

- 1) Insufficient information had been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Policy Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The meeting closed at 4.09 pm having commenced at 2.30 pm

CHAIRMAN

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Planning Committee (SOUTH)

Date: 15th March 2022



Report on Appeals: 03/02/2022 – 02/03/2022

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/21/1279	Hurston Lane Depot Hurston Lane Storrington RH20 4AF	04-Feb-22	Not determined	Not determined
DC/21/1264	Wiltshire Farm Pickhurst Lane Pulborough RH20 1DA	23-Feb-22	Application Refused	N/A
DC/20/2266	Rye Farm Hollands Lane Henfield West Sussex BN5 9QY	02-Mar-22	Application Permitted	Application Refused

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/20/2572	Land North of Hilland Farm Stane Street Billingshurst RH14 9HN	Written Representation	03-Feb-22	Application Refused	N/A
DC/21/1470	Budgens High Street Henfield West Sussex BN5 9DB	Fast Track	09-Feb-22	Application Refused	N/A
DC/21/0445	Land at Ashington House London Road Ashington Pulborough West Sussex RH20 3AT	Written Representation	11-Feb-22	Application Refused	N/A
DC/21/0729	Craymore Cray Lane Codmore Hill Pulborough West Sussex RH20 2HX	Written Representation	15-Feb-22	Application Refused	N/A
DC/20/2444	Barns To The South of Adams Garden Henfield West Sussex BN5 9RF	Informal Hearing	16-Feb-22	Application Refused	N/A
DC/21/2445	Fordyce Nightingale Lane Storrington Pulborough West Sussex RH20 4NU	Fast Track	23-Feb-22	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/21/0533	Land Parcel at 511759 115155 Muttons Lane Ashington West Sussex	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/20/2200	Brangwyn Station Road Henfield West Sussex BN5 9UP	Written Representation	Appeal Dismissed	Application Refused	Application Refused
DC/20/1419	Raidons Nutbourne Lane Nutbourne Pulborough West Sussex RH20 2HS	Written Representation	Appeal Dismissed	Prior Approval Required and REFUSED	N/A
DC/20/2288	Garrards Cowfold Road West Grinstead Horsham West Sussex RH13 8LY	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/21/0251	New Barn Nursery Broadford Bridge Road West Chiltington Pulborough West Sussex RH20 2LF	Written Representation	Appeal Dismissed	Prior Approval Required and REFUSED	N/A
DC/20/2111	Oak House Stane Street Five Oaks Billingshurst West Sussex RH14 9AG	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/20/1841	Rye Island Hollands Lane Henfield West Sussex BN5 9QY	Written Representation	Withdrawn	Application Refused	N/A
DC/20/2355	Whiteoaks Shoreham Road Small Dole Henfield West Sussex BN5 9SD	Written Representation	Appeal Allowed	Application Permitted	Application Refused

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/20/1906	Birchfield Nursery Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB	Written Representation	Appeal Dismissed	Application Permitted	Application Refused
DC/20/0600	Fryern Park Farm Fryern Park Fryern Road Storrington Pulborough West Sussex RH20 4FF	Written Representation	Appeal Allowed	Application Permitted	Application Refused
DC/20/0636	Land at Junction of Hill Farm Lane and Stane Street Hill Farm Lane Codmore Hill West Sussex RH20 1BW	Written Representation	Appeal Allowed	Application Permitted	Application Refused



PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 15 March 2022

DEVELOPMENT: Erection of extension to existing indoor riding arena to provide viewing area and pole barn for hay and storage purposes. Provision of tannoy system, circular horse walker, 2x all weather paddocks, additional parking area and associated works.

SITE: Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/21/0938

APPLICANT: **Name:** Mr Ralph Gilbert **Address:** Hascombe Farm Horn Lane Henfield West Sussex BN5 9SA

REASON FOR INCLUSION ON THE AGENDA: At the request of Henfield Parish Council.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for various equestrian works, including:
- the provision of an enclosed viewing area as an extension to an existing indoor riding arena,
 - the erection of a hay barn for storage purposes,
 - a horse walker,
 - the provision of 2x 'all weather' pens,
 - a tannoy/public-address (PA) system to support equestrian events and
 - the formation of an additional 28x 12m parking area.
- 1.2 Revised plans were received on 16.02.2022, omitting additional stabling and an external viewing platform originally featured within the original submission. These elements of the original proposal, therefore, no longer form part of this submission.
- 1.3 Proposed equestrian facilities are located within the extent of the existing Hascombe Farm. Proposed all-weather paddocks and a circular horse walker would be formed to the south of the main parking area adjacent to six existing all-weather paddocks at a distance approximately 60m set-back from Horn Lane.

- 1.4 The proposed pole-barn would be positioned at the eastern extent of the holding, arranged to occupy a footprint extending to 28m in length along the eastern site boundary. The proposed barn would, further, extend to a maximum height of 5.5m with an eaves height of 4.4m.
- 1.5 The proposed viewing platform would be provided as an extension to the south of the main indoor riding arena, supported above existing water-storage tanks at first floor level by a series of steel columns/supports. The proposed extension would mirror the roof-form of the existing riding arena, projecting ~6.8m to the south. The proposed viewing platform would be accessed by way of external staircase.
- 1.6 Additional parking facilities are to be formed to the south of the indoor riding arena (and proposed extension), to comprise of an area of hardstanding measures 28x12m.
- 1.7 Proposed tannoys are to be sited at the perimeter of the external riding arena/ménage approved pursuant to ref: DC/15/0531 at the southern extent of the holding and existing equestrian yard. The proposed tannoy system would consist of 7x speakers set to the western perimeter of the outdoor arena, positioned to the north and south of the judges box and at the north-eastern corner of the outdoor arena
- 1.8 This application is submitted concurrently with application refs: DC/21/1707 and DC/21/1140, seeking consent for the formation of staff/holiday let accommodation and office facilities respectively in addition to the conjoined applications SDNP/21/05852/FUL and DC/21/0917 for the formation of additional stabling within the South Downs National Park. While made concurrently with this application, these applications are not functionally linked with the current proposal, which can be determined on its own merits.

DESCRIPTION OF THE SITE

- 1.9 This application pertains to Hascombe Farm, a commercial equestrian centre located to the south of Horn Lane within a countryside setting ~1.3km east of Small Dole and ~1.8km south-east of Henfield.
- 1.10 The existing centre is well-developed, benefiting from two-main indoor riding arenas/stables, positioned centrally within the holding, and smaller stables/administrative facilities at the north-eastern extent of the holding. The main site-access is located at the north-western extent of the holding, leading to a large parking/turning area where, in addition, two mobile homes are currently stationed as approved pursuant to ref: DC/18/2418.
- 1.11 The southernmost extent of the site is formed of a large ménage (approved pursuant to ref: DC/15/0531) encompassed by slight embankments featuring Leylandii planting. The site, further, benefits from a well-vegetated boundary to its northern extent (separating the site from Horn Lane) and lesser hedgerows to its western and eastern boundaries, within which a number of mature trees are located.
- 1.12 The site is bounded by farmland to the east and west and to the South Downs National Park to the south, within which a number of equestrian paddocks associated with Hascombe Farm are located. Public right of way (PROW) 2739 passes from the north-west to the south of the site at an approximate distance of 150m.
- 1.13 The site benefits from planning permission DC/15/0531 which restricts the number of events at the site to 40 days per calendar year by way of condition 6. Condition 6 defines events as being competitive show jumping, dressage, eventing, carriage driving, and western riding.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 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 30 - Protected Landscapes
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 41 - Community Facilities, Leisure and Recreation

Henfield Neighbourhood Plan (HNP 2021)

Policy 1 – A Spatial Plan
Policy 4 – Transport, Access and Car Parking
Policy 9 – Community Infrastructure
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/21/1707	Erection of 4no two-storey terraced residential cottages to be used for holiday lets or staff accommodation.	Pending Consideration
DC/21/1140	Erection of a two-storey detached office building (Use Class E).	Pending Consideration
DC/21/0917	Construction of a stable block.	Pending Consideration
SDNP/21/05852/F UL	Construction of a stable block	Pending Consideration
DC/18/2418	Retrospective application for the siting of two permanent mobile homes.	Application Permitted on 26.04.2019

DC/15/0531	Construction of equestrian facilities	Application Permitted on 11.12.2015
DC/14/2324	Construction of stable block of 9 boxes	Application Permitted on 28.01.2015
DC/14/1011	Construction of horse walker/lunge pen	Application Permitted on 22.07.2014
DC/14/0847	Change of grass arena to an all weather outdoor arena	Application Permitted on 17.06.2014
DC/11/0524	Replacement judges box	Application Permitted on 16.08.2011
DC/10/0344	Outdoor jumping arena (Certificate of Lawful Development - Existing)	Application Permitted on 15.06.2010
DC/08/2625	Retention of a show jumping arena	Application Refused on 24.02.2009
DC/07/2347	Retention of a Sandschool	Application Permitted on 08.04.2008
HF/29/99	Realignment of sand school and erection of a cover Site: Royal Leisure Centre Horn Lane Henfield	Application Permitted on 28.06.1999
HF/68/95	Erection of new bungalow & granny annexe, foaling box, observation box & relocation of stables Site: Royal Riding Stables Horn Lane Henfield	Application Permitted on 07.05.1996
HF/78/93	Retention of judge's box for use on show days only Site: Royal Leisure Centre Horn La Henfield	Application Permitted on 21.01.1994
HF/80/90	Removal of two outbuildings and extension to indoor school buildings Site: The Royal Centre Horn La Henfield	Application Permitted on 14.11.1990
HF/49/65	Chalet caravan and riding school. Comment: Appeal against conds 3 & 4 allowed 29/6/66 (From old Planning History)	Application Permitted on 29.06.1966

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 HDC Environmental Health: No objection, subject to conditions:

The Council's Environmental Health team, subsequent to the receipt of a Noise Impact Assessment, considered that the proposal would not prove significantly intrusive in terms of decibels. Some possibility of harm was considered given the locality and the atypical nature of noise associated with the external speaker system, which would result in some disturbance to nearby occupiers, especially if to be used for considerable periods of time. The Council's Environmental Health Team recommended that proposed equipment not be used in excess of 12 occasions per-year and limited to achieve 90 dB(A) at 1m as assessed within the submitted Noise Impact Assessment.

3.3 WSCC - Highways: No objection

"No objection is raised to the application. The site is anticipated to generate a similar level of trips as those assessed and consented under application ref: 15/0531."

3.4 WSCC – Fire and Rescue: No objection, subject to conditions

The Fire and Rescue Service identified that the closest hydrant was located at a distance of 280m, advising that the supply of water for firefighting purposes, in respect of commercial premises, should be within 90m.

It was recommended that a condition be attached to any grant of consent requiring the submission and approval of details, together with the installation of any necessary fire-fighting apparatus, prior to the first occupation of such development.

3.5 Ecology: No objection, subject to conditions

The Council's consultant ecologists responded to advise that the ecological information submitted in support of this application was sufficient to provide certainty to the Authority in respect of the likely impacts of development upon Protected and Priority species. It was considered, subject to appropriate mitigations and biodiversity enhancement works, to be secured by way of condition, the proposed development can be made acceptable. The Council's consultant ecologists, further, drew attention to the Natural England Position Statement of September 2019, and the need to demonstrate water-neutrality in order to overcome a holding objection.

3.6 South Downs National Park Authority: Comment

The National Park Authority noted that the application site is located to the adjacent north of the National Park Boundary, comprising of an established equestrian yard/riding centre. The National Park Authority considered that, although the amount of built form would be increased by virtue of the proposals, these are unlikely to have any material impact upon the National Park or its setting.

3.7 Henfield Parish Council: Objection

Henfield Parish Council object to the proposal by reason of conflict considered in relation to HDPF policies 6.3, 33.2, 29.2 and 24.1. The Council, further, considered the application should be linked to DC/15/0531 and raised concerns regarding access to and the reinstatement of public footpaths.

3.8 Woodmancote Parish Council: Objection

Woodmancote Parish Council object to this application by reason of the overdevelopment of the site, noise pollution associated with the proposed tannoy system, light pollution and increased traffic movements.

PUBLIC CONSULTATIONS

16 letters of representation, from 15 independent addresses, were received in connection with the proposal. 13 letters of objection were received in objection to the proposal with 3 letters received in support.

The main material grounds for objection can be summarised as:-

- Concern with regard to the noise impact of the proposed development and its effects upon the living conditions of nearby occupiers;
- Concern with regard to the noise impact of the proposed development and its impact upon wildlife;
- Concern with regard to the possible impacts of light pollution upon the South Downs National Park;
- Concern with regard to the possible impacts of light pollution upon wildlife;
- Concern with regard to the potential for increased traffic and resultant effects upon highway safety and operation;
- Concern with regards to the potential intensification of use and resultant effects upon local tranquillity;
- Concern with regards to the adequacy of existing fire-fighting infrastructure on site to support the proposed development;
- Concern with regard to the risk of increased surface water flooding resulting from the proposals;
- Concern with regard to the absence of professional acoustic assessment in connection with the proposed tannoy system;
- Concern with regard to the lack of clarity in the proposed number of events and intended number of events to be split between outdoor and indoor arenas;
- Clearance of land to accommodate the proposed development would detrimentally impact upon existing wildlife;
- Concern that the existing access and proposed parking facilities are not adequate to support equestrian events and may risk the safety of highways users;
- The site is visible from public footpaths;

The main material grounds for support can be summarised as:-

- Hascombe Farm has been operated as an equestrian facility for many years now;
- New investment will enhance existing facilities and provide additional benefits to the equestrian community;
- There is a lack of equestrian facilities in the south-east;
- The proposed would provide employment for local people and bring direct and indirect revenue to the local area;

Other material comments received, neither in objection to, or support of, the proposed development were:-

- Consideration should be given to the installation of an electronic display system in the alternative to a tannoy system;
- Access via public footpaths in the vicinity of the site should be maintained;

- Consideration should be given to the use of a 'silent disco' type system in the alternative to a tannoy;
- Clarification as to intended hours and days of operation is needed.

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 beyond a defined built-up area, therefore constituting a countryside location for the purposes of planning policy in accordance with paragraph 4.7 of the Horsham District Planning Framework (HDPF) (2015), and where countryside protection policy set-out at HDPF policy 26 applies. In this context, in accordance with HDPF policy 26, it would be expected that development, *inter alia*, be essential to this countryside location and not lead to a significant increase in overall activity on an individual or cumulative basis.
- 6.2 Policy 29 of the Horsham District Planning Framework (HDPF) (2015) pertains to equestrian development. This policy provides that equestrian development will be supported where existing buildings on site cannot be re-used before new or replacement buildings are considered, where appropriate to the locality and in terms of scale and level of activity, and, where possible, well related to the bridleway network.
- 6.3 Policy 10 of the HDPF provides that sustainable rural economic development will be supported, in order to generate local employment opportunities and socio-economic benefits to local communities. Policy 10 provides that development which maintains the quality and character of the area, whilst sustaining productive socio-economic use, will be supported in principle. Development should be appropriate to its countryside location and must, contribute to sustainable farming enterprise, or in the instance of other countryside-based enterprises, contribute to the wider rural economy and be contained within suitably located buildings, within an established rural industrial estate or result in substantial environmental improvement. Policy 10, further, requires that car-parking requirements should be accommodated satisfactorily within the immediate surrounds of proposed development, unless an alternative logical solution is proposed.
- 6.4 Policy 1 of the Henfield Neighbourhood Plan (HNP) (2021) operates to support the spatial strategy of the development plan in seeking to support development beyond defined settlement boundaries where appropriate in location to national and local planning policy.
- 6.5 Hascombe Farm is an established equestrian centre which has operated on a commercial basis for a number of decades. On the basis of preceding planning records planning permission was granted pursuant to ref: HF/49/65 for the creation of a riding school, with subsequent eventing, stabling and riding infrastructure provided in the mid/early 1990s. More recently, planning permission has been granted for the retention of staff accommodation (DC/18/2418), the provision of additional stabling, riding arenas and

administrative facilities (refs: DC/15/0531, DC/14/2324 and DC/0847) and a judges box (DC/11/0524).

- 6.6 The current condition of the site reflects these incremental changes over time with the current operation considered of a relatively significant scale. Planning permission was previously granted pursuant to ref: DC/15/0531 for the erection of 6x stable blocks, an operations office, a storage barn, all weather paddocks and an outdoor arena. This consent has been partly implemented through the construction of the outdoor arena, and is deemed to remain extant, though, stabling, administrative and storage facilities subject of this preceding consent have not yet been implemented.
- 6.7 The proposals would seek to provide additional infrastructure and facilities designed to support the existing equestrian operation, including additional storage, horse exercise/turn-out facilities, parking and a tannoy system to support equestrian events to be conducted on the ménage at the southern extent of the holding. It should be noted, however, that consent is not sought in respect of the holding of equestrian events as subject of preceding applications. Planning permission granted pursuant to ref: DC/15/0531 authorises up to 40 equestrian events per calendar year, including show-jumping, dressage, eventing, carriage driving and western riding, and this current application does not seek to amend this.
- 6.8 The provision of supporting infrastructure/facilities within the context of an established equestrian use is considered to represent an acceptable form of development, in-principle. Equestrian related development can reasonably be described as essential to a countryside location, while the proposed storage, exercise, parking and PA systems are not considered to give rise to a significant intensification of use in the context of the existing centre and with regard to the scope and scale of works permitted pursuant to ref: DC/15/0531.
- 6.9 The proposed development would support the continued operation of Hascombe Farm, and would be considered to provide social and economic benefits by sustaining employment opportunity and a viable equestrian enterprise.
- 6.10 Subject to consideration in all other material respects it is considered that the proposal would comply with the requirements of HDPF policies 10, 26 and 29 and can be supported in principle.

Character, Design and Appearance:

- 6.11 Policies 25 and 26 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.
- 6.12 Policy 30 of the HDPF provides that the natural beauty and public enjoyment of the High Weald AONB and South Downs National Park will be conserved and enhanced, with opportunities to promote an understanding and/or the enjoyment of their special qualities promoted. Development within, or close to, protected landscapes will be supported where it can be demonstrated that there will be no adverse impacts upon the natural beauty and public enjoyment of these landscapes and any relevant cross-boundary linkages.
- 6.13 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

- 6.13 The proposed development comprises of multiple elements situated within different parts of the application site. The most significant aspect of the proposal, in visual terms, is considered the provision of a pole-barn for the storage of hay and equipment. This structure would be positioned along the eastern site boundary to the east of an internal-access road, being provided to a moderate eave/ridge height.
- 6.14 As observed during the officers site visit the proposed pole-barn would be provided to replace an existing silage clamp, blockwork store and open-air hay-store. The building, further, would be positioned on a pre-existing area of hardstand bounded by a retaining wall and Leylandii planting to the rear.
- 6.15 The proposed pole-barn is of a utilitarian design, form and scale, making use of timber-weatherboard clad elevations and fibre-cement roofing. While it is not considered that the proposed pole-barn possesses any particular design merit, the utilitarian character of this structure is largely representative of its intended function and considered typical to equestrian and agricultural development. The proposed pole-barn is situated within the confines of the existing yard located opposite existing facilities which would screen the pole barn within westerly views from PROW 2793.
- 6.16 To the east there are no designated public rights-of-way in the vicinity of the site, with Bramlands Lane found in excess of 530m to the east, separated by a number of intervening fields and hedgerows. While it is considered that the possibility of distant views cannot be fully discounted, these are unlikely to be prominent in this instance, with the proposed pole-barn likely viewed against the backdrop of existing equestrian facilities.
- 6.17 The siting of the proposed pole barn, further, would preserve existing mature trees to the adjacent east with no encroachment beyond the confines of the existing equestrian yard. Overall, it is considered that the proposed pole-barn would not detrimentally influence the character and appearance of its surroundings, or the setting of the South Downs National Park.
- 6.18 The proposed extension to the indoor riding arena, accommodating a viewing platform, would extend to the south to the existing indoor arena. The proposed platform would be visible from PROW 2793 to the south-west, though, is considered of a scale proportionate to the existing arena and which would largely mirror the character of the existing arena, being provided to the same roof-form and making use of matching materials. It is considered, therefore, that the proposed extension would appear appropriate in terms of its scale, character and design.
- 6.19 Proposed parking and all weather-paddock facilities, in addition to the proposed horse-walker, are not considered to represent a significant form of development in the context of the existing yard. The proposed horse walker would not exceed 4m in height, and would not prominently feature above established vegetation to the eastern and northern site boundaries. Proposed all weather paddocks and parking facilities are, substantially, ground level fixtures well contained within the confines of the existing site and equestrian yard.
- 6.20 Overall, it is considered that the visual impacts of proposed development would not negatively impact upon from the quality or character of their surroundings, or detract from the special qualities of the South Downs National Park. The proposals, therefore, are considered compliant with HDPF policies 25, 26, 30, 32 and 33 in these regards.

Tranquillity

- 6.21 It is recognised that a number of representations have sought to raise concern with the effects of proposed development upon local tranquillity, with particular regard to the potential for a change in the acoustic character of the site and its surroundings.

- 6.22 The proposed introduction of a pole barn for storage purposes, all weather paddocks, parking, a viewing platform and horse walker, by reason of their nature, would not be considered to adversely influence local tranquillity and/or acoustic character, with the proposals, overall, not considered to represent a significant intensification in activity.
- 6.23 The proposed introduction of a tannoy/PA system to support equestrian events does represent the main noise-generating component of the proposals and would give rise to a change in acoustic character when equestrian events are in progress. The proposed PA equipment would be provided to the western perimeter of the outdoor arena, positioned to the north and south of the judges box and at the north-eastern corner of the outdoor arena, comprising of 7x speakers as outlined at paragraph 3.2.5 of the submitted Noise Impact Assessment.
- 6.24 Equestrian events, however, could lawfully be held in accordance with preceding consents and are likely to generate some level of noise derived from audiences and vehicle movements. The applicant has confirmed that proposed acoustic equipment will be utilised to announce upcoming horses and riders, not being used for the playing of music. It is not expected, therefore, that proposed acoustic equipment will be in constant use during events, while a maximum of 40 events per calendar year could presently be held in accordance with condition 6 attached to planning permission DC/15/0531. The proposal seeks no change in the number of equestrian events, and therefore, significant periods without any acoustic impact would remain outside of events days. Subject to a condition limiting the use of acoustic equipment for purposes solely associated with equestrian events and preventing the playing of music it is not considered that the effects of proposed development upon local acoustic character and tranquillity would prove significant, or amount to conflict with HDPF policies 25, 26, 30, 32 and 33. The acoustic effects of proposed development upon the living conditions of nearby occupiers will be assessed under a separate section of this report.

Lighting

- 6.25 The application site is located within a rural context and within proximity to the South Downs National Park and corresponding International Dark Skies Reserve. The proposals, however, do not seek to introduce external lighting/floodlighting, while the potential future introduction of lighting can be controlled by way of appropriately worded condition. Subject to such a condition, therefore, the proposals would not be considered to negatively impact upon local character or the intrinsic qualities of the International Dark Skies Reserve with regard to the use of lighting.

Amenity:

- 6.26 Policy 33 of the HDPF, *inter alia*, seeks to ensure that proposed development does not result in unacceptable harm to the amenities of nearby occupiers/users of land, in terms of privacy, the receipt of natural light and/or disturbance.
- 6.27 The application site is found within a highly rural context, which, with the exception of Caffyns Cottage and Nettle Cottage to the adjacent north-east of Hascombe Farm, is in excess of 280m separated from nearby residential properties on Horn Lane, Oreham Common and Bramlands Lane. With regard to the nature of proposed development it is not considered that the proposals would adversely influence the receipt of natural light by nearby residential property, or the level of privacy enjoyed by residential occupiers.

Noise Disturbance

- 6.28 Policy 24 of the HDPF *inter alia*, provides that developments should minimise exposure to, and the emission of, pollutants including noise and light pollution.

- 6.29 Paragraph 174 of the NPPF, *inter alia*, provides that planning policies and decisions should ensure that new development is appropriate to its location, taking account of likely effects (including cumulative effects) of pollution on health and living conditions. Development should mitigate and reduce to a minimum potential adverse impact resulting from noise and avoid development which gives rise to significant adverse impacts on health and the quality of life.
- 6.30 The proposed provision of additional parking, paddocks, a pole barn and viewing-platform extension are not considered to be make a material adverse contribution to local noise levels such as to result in unacceptable harm to the living conditions of nearby occupiers/users of land.
- 6.31 The main noise-generating component of the proposal is the introduction of a tannoy/public-address system intended to support equestrian events conducted on the outdoor arena at the southern extent of the holding. The applicant has confirmed that the proposed equipment will be utilised for the purposes of announcements and will not be utilised to play music.
- 6.32 In support of this application a professionally conducted Noise-Impact Assessment (NIA) has been conducted, which models that the proposed equipment would not significantly increase local sound levels above an established baseline or increase sound levels to nearby residential premises above desirable ambient levels within habitable rooms. The submitted NIA models a slight increase within external amenity spaces when the proposed equipment is in operation, though, at a level well within adopted guidelines for outdoor amenity spaces. In light of the submitted NIA it is considered that the proposed acoustic equipment would result in slight adverse effects to the amenities of nearby occupiers when in operation.
- 6.33 The comments of the Council's Environmental Health team are acknowledged, however, it is considered that a condition restricting the use of tannoy/PA equipment to 12 occasions per-year would prove unreasonable in the context of the 40 events which can currently be lawfully conducted at the holding under condition 6 of planning permission DC/15/0531. Even in the instance of 40 events per year, nearby occupiers would continue to benefit from significant periods of respite when proposed equipment is not in operation.
- 6.34 The proposed equipment would not be operated during night-time hours, while conditions are recommended limiting the use of equipment solely for the purposes of announcements and in conjunction with scheduled equestrian events. In combination with a condition requiring the use of equipment assessed within the submitted NIA, it is not considered that the proposal would result in significant harm to the living conditions of nearby occupiers contrary to HDPF policies 24 and 33 in addition to NPPF paragraph 174.

Parking, Highway Safety and Operation:

- 6.35 Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district.
- 6.36 Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

- 6.37 The proposal does not seek any change to existing access arrangements, with no evidence before the Authority that the point of existing access onto Horn Lane is operating unsafely, or that the proposals would exacerbate a highway safety concern.
- 6.38 Hascombe Farm can lawfully operate equestrian events, notwithstanding the proposal currently before the Authority. The proposed introduction of supporting equestrian infrastructure/facilities is not considered to give rise to a significant intensification in expected vehicle movements, as similarly considered by the Local Highways Authority. No unacceptable effects upon highway safety are considered in this instance, neither would the proposal result in a 'severe' impact upon the operation of the highway network contrary to the requirements of HDPF policy 40 and NPPF paragraph 111.
- 6.39 Hascombe Farm already benefits from a large parking area at its north-eastern extent, capable of accommodating a large number of horse-boxes and cars. The proposed provision of additional parking capacity to support equestrian events and existing facilities would be deemed to warrant beneficial consideration in relation to the requirements of HDPF policy 41.
- 6.40 The proposals would not materially influence access to the public rights of way network, which are not directly or indirectly impacted by the proposals.

Ecology:

- 6.41 Policies 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.

Biodiversity and Protected Species:

- 6.42 In support of the proposed development the applicant has provided a professionally prepared 'technical note' in response to ecological matters, which seeks to appraise the ecological condition of the site and the likely effects of proposed development upon local species and habitats. The submitted report considered that the site held negligible potential for protected species, and corresponding habitats, with no site-specific ecological constraints to proposed development considered. The submitted report has been reviewed by the Council's consultant ecologists, and has been found to provide sufficient confidence to the Authority in respect of effects of development upon protected species and habitats, with the proposals considered acceptable in ecological terms subject to conditions requiring appropriate mitigation and designed to secure biodiversity enhancement. The proposals, therefore, would be considered compliant with the requirements of HDPF policies 25 and 31 in these regards.

Habitat Sites – Water Neutrality

- 6.43 The application site falls within the Sussex North Water Supply Zone (the Supply Zone) where mains-water is supplied by way of groundwater abstraction within the Arun Valley. The Local Planning Authority received a 'Position Statement' from Natural England in September 2021, advising that the effects of existing groundwater abstraction cannot be objectively demonstrated to be compatible with the conservation objectives of a number of habitat sites. The habitat sites named within the Natural England position statement include the Arun Valley SAC, SPA and Ramsar sites.
- 6.44 Within its Position Statement of September 2021, Natural England advise that decisions on planning applications should await the development of a water-neutrality strategy on a strategic basis. In the current absence of a strategic solution to achieving water-neutrality, Natural England advise that individual plans and projects, where it is critical that these

proceed, must demonstrate net-neutrality in respect of the use of mains-water such as to avoid contribution to the known adverse effect upon the integrity of Arun Valley habitat sites by reason of water-use.

- 6.45 The Authority has sought to undertake a screening assessment pursuant to the requirements of regulation 63(1) of the Protection of Species and Habitats Regulations (2017) (as amended). Subsequent to the receipt of amended plans on 16.02.2022, stabling originally featured within this application has been omitted. The remaining components of the proposal would not increase equestrian, staff or residential occupancy within the Supply Zone, neither would the proposals provide for a specific installation demanding the use of mains-water. In this instance, therefore, it is considered that the Authority can reasonably 'screen-out' the possibility of significant effect upon habitat sites with sufficient certainty that the proposals would not demand the use of mains-water such as to contribute to the known adverse effect upon Arun Valley sites associated with the effects of groundwater abstraction.
- 6.46 It is considered, therefore, that the proposal would comply with the requirements of the Species and Habitat Regulations, and corresponding requirements contained with HDPF policy 31 and NPPF paragraphs 179 and 180.

Drainage:

- 6.47 HDPF policy 38 requires that, where required, proposed development adheres to the national sequential and exception tests for flood risk, further, recommending that appropriate drainage infrastructure is incorporated with a preference to the use of sustainable drainage systems (SUDS).
- 6.48 The application site is located within Flood Zone 1, designated as an area at minimal strategic risk of fluvial, surface water or groundwater flooding. The proposed development, further, is of a type and scale where a site-specific flood-risk assessment would not be expected in accordance with the requirements of NPPF paragraph 167.
- 6.49 Appropriate conditions can be utilised to require the use of porous materials to the proposed parking area, or for provision to be made for surface water-run off to be directed to a permeable area within the site. Other additional structures and facilities subject of this application are not of a significant scale, with the proposed viewing platform extension and pole-barn to be provided to pre-existing areas of hardstand. Subject to the use of conditions, therefore, it is not considered that the proposals would provide for a significant change in the surface-water drainage characteristics of the site and its surroundings, or would exacerbate flood-risk elsewhere.

Other Matters:

- 6.50 The comments of the Fire and Rescue Service in respect of distance to fire-fighting apparatus are noted. It is, though, considered that necessary fire-fighting equipment to mitigate against the risk of harm from fire can be secured by way of appropriately worded condition.

Conclusion:

- 6.51 The proposed development would provide supporting facilities and infrastructure to the established equestrian use at Hascombe Farm. It is considered that the proposals would provide socio-economic benefits through support afforded to the existing enterprise, its continued viability and the wider rural economy in accordance with HDPF policy 10. It is, further, considered that the provision of equestrian facilities can reasonably be regarded as appropriate to this countryside location, with the proposals not considered to represent an intensification of use in the context of the existing site and preceding planning history.

- 6.52 The proposed development, further, would be considered of an appropriate type, scale, siting and design, which would not harmfully impact upon the character and appearance of its surroundings, in addition to the special interest of the South Downs National Park and corresponding International Dark Skies Reserve, in compliance with the requirements of HDPF policies 25, 26, 30, 32 and 33.
- 6.53 Subject to conditions to limit the use of the tannoy/PA system, it is not considered that the proposed development would result in unacceptable harm to the living conditions of nearby occupiers/users of land, with regard to the receipt of natural light, level of privacy and acoustic disturbance, nor would unacceptably impact upon the safety of highways users or the operation of the highway network as required by HDPF policies 40 and 41.
- 6.54 Subject to the incorporation of appropriate conditions it is considered that the proposal would deliver a biodiversity gain, with no harmful impact upon protected species, habitats or habitat sites, in accordance with HDPF policies 25 and 31.
- 6.55 It is, overall, considered that the proposed development is compliant with all relevant development plan policy and is recommended for approval accordingly, subject to the conditions listed below.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
All other development	365	0	365
		Total Gain	365
		Total Demolition	0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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

Conditions:

1. Plans list
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 (Slab Level) Condition:** Prior to the commencement of works pertaining to the construction of the approved pole-barn, paddocks, parking area and viewing platform above ground floor slab level a Biodiversity Enhancement Strategy shall be submitted to an approved in writing by the Local Planning Authority. The Strategy shall address the following:-
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
 - e) persons responsible for implementing the enhancement measures;
 - f) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To secure a biodiversity gain and provide benefits to Protected and Priority Species/habitats in accordance with Policy 31 of the Horsham District Planning Framework (2015).

4. **Regulatory condition:** Prior to the commencement of works pertaining to the construction of the approved pole-barn and hay-store above ground floor slab level, fire-fighting apparatus shall have been installed in agreement with the West Sussex County Council Fire and Rescue Service.

Reason: In the interests of public safety and to prevent harm to future occupiers associated with the risk of fire in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

5. **Regulatory Condition:** The materials to be used in the construction of the development hereby permitted shall strictly accord with those prescribed at section 7 to the submitted application form, unless a schedule and details of alternative materials are submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of relevant works above ground-floor slab level.

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

6. **Regulatory Condition:** The tannoy/public-address equipment hereby approved shall solely be used for public-address purposes in conjunction with the equestrian events approved pursuant to condition 6 of planning permission DC/15/0531, and operated only on event days. The approved equipment shall not be used to play music at any time.

Reason: In the interests of amenity and to ensure nearby residential occupiers benefit from respite from possible noise disturbance in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7. **Regulatory Condition:** The tannoy/public-address equipment hereby approved shall be positioned and orientated as denoted on the approved site master-plan (plan ref: 2018-3, rev E). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), any change to this arrangement will require the express consent of the Local Planning Authority by way of formal application.

Reason: in the interests of amenity, and to ensure control over potential sources of noise, ensuring an acceptable level of noise disturbance to nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Regulatory Condition:** The tannoy/public-address equipment hereby approved shall consist of the components specified at section 3.2.5 of the submitted Noise Impact Assessment (Southdowns Environmental Consultants, ref: 2441W-SEC-00001-02, February 2022) and shall not exceed 90 dB(A) at 1m. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), any change to these components will require the express consent of the Local Planning Authority by way of formal application.

Reason: in the interests of amenity, and to ensure control over potential sources of noise, ensuring an acceptable level of noise disturbance to nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Regulatory Condition:** The hard surface to the parking area hereby approved shall either be constructed making use of porous materials or provision shall be made to direct surface water-run off from the approved parking area to a permeable/porous surface located within the application site.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy 38 of the Horsham District Planning Framework (2015).

10. **Regulatory Condition:** The development hereby permitted shall solely be used for equestrian purposes ancillary to the occupation and use of Hascombe Farm, Horn Lane, Henfield, BN5 9SA.

Reason: To ensure a form of development appropriate and essential to this countryside location in accordance with Policy 26 of the Horsham District Planning Framework (2015).

11. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no external lighting and/or floodlighting shall be installed or stationed within the application site except without the express consent of the Local Planning Authority by way of formal application.

Reason: in the interests of local character and to ensure the intrinsic qualities and integrity of the adjacent International Dark Skies Reserve in accordance with policies 25, 30, 32 and 33 of the Horsham District Planning Framework (2015).

12. **Regulatory Condition:** The proposed development shall be undertaken in full accordance with the ecological 'technical note' (Derek Finnie Associates, ref: 213390, September 2021), and the recommended ecological mitigations, methods and precautions.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

06) DC/21/0938

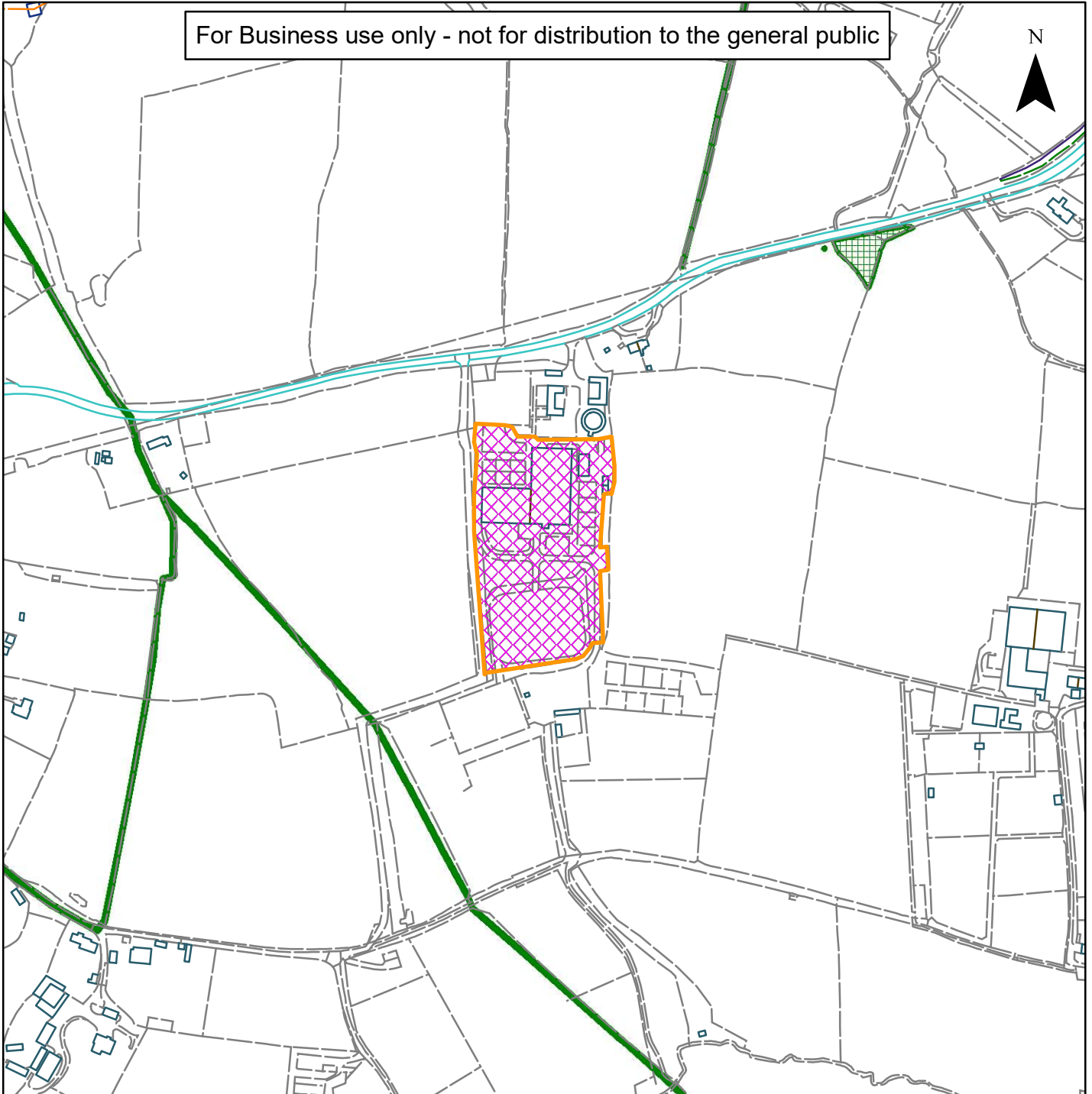


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Hascombe Farm, Horn Lane, Henfield, West Sussex, BN5 9SA

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 15 March 2022

DEVELOPMENT: Erection of a two storey side extension, associated parking and garage (revision of SG/48/00).

SITE: Upways, Chantry Lane, Storrington, Pulborough, West Sussex, RH20 4BU

WARD: Storrington and Washington

APPLICATION: DC/21/1092

APPLICANT: **Name:** Mr Stuart Holmes **Address:** Upways, Chantry Lane, Storrington, Pulborough, West Sussex, RH20 4BU United Kingdom

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.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for the erection of a two storey side extension, associated parking and garage. The garage would sit beneath the side extension and open onto a new area of excavated hardstanding, access via a new gated access from Chantry Lane. The two storey side extension proposed would have the same pitched roof as the existing dwellinghouse, with a deep catslide to the northern elevation to limit views to the rear. The proposed associated parking would allow for off road as well as a new on street parking bay on Chantry Lane. The application has been amended during the consideration of the application to address officer concerns regarding the design of the proposal.

DESCRIPTION OF THE SITE

- 1.2 The application relates to a detached two-storey dwelling located on the eastern side of Chantry Lane within the built up area of Storrington and Sullington. The dwelling is composed of a stock brick and white rendered walls to all elevations, timber framed fenestration and tiled roof, and sits in an elevated position above the road. The area is characterised by

detached dwellings of a similar proportion and scale to the proposal site. The application site benefits from modest garden space and no onsite parking. Chantry Lane is a narrow lane which slopes up from the north and south to a high point outside the site.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.4 Storrington, Sullington and Washington Neighbourhood Plan 2018- 2031
- Policy 14 (Design).

2.5 Storrington, Sullington and Washington Parish Design Statement

PLANNING HISTORY AND RELEVANT APPLICATIONS

SR/84/85	Erection of a double garage & alteration to vehicular access Comment: Adj meadow cottage (From old Planning History)	Application Permitted on 26.03.1986
SG/48/00	Double garage with studio above and conservatory and new access Site: Upways Chantry Lane Storrington	Application Permitted on 15.03.2001

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 Tree Officer: Comment

It is clear that several sections of hedging along the western and northern boundaries of the property will need to be removed to facilitate this scheme, as well as several sections of hedging from within the garden. The hedge along the northern boundary does provide a good barrier between the applicants' home and the property to the north; for this reason, I would recommend that consideration is given to ensuring that this is retained as is shown on the proposed site plan.

The plans also show that a medium-sized Compressors macrocarpa on the western boundary would also need to be removed for the development to be built as proposed. However, from looking at street view images of the property and the case officers site photos, despite the tree's location at the front of the property abutting Chantry Lane. It does not strike me as a tree of any rare, particular or exceptional merit, and I would not have any objection to its removal. I am not of the view that there are any trees on the site of such exceptional importance as to justify refusal of these development proposals put forward.

OUTSIDE AGENCIES

3.3 **WSCC Highways: No Objection**

Access

The plans indicate implementation of a private layby parking space on private land, part of this layby will require a VCO. The details submitted raise no concerns.

The plans provided indicate vehicle visibility splays of 2.4 x 20 metres. While these visibility splays are below standards, the LHA appreciates that the nature of the road in this location, partnered with the benefit of removing vehicles off the highway, would allow the LHA to deem this acceptable.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the new would operate unsafely. With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the proposed access.

Vehicle Parking & Turning

The plans provided indicate an adequate hardstand and garage for the proposal. The hardstand includes a turning provision for the site. The LHA would request that this turning area is needed to ensure all vehicles parking in the site have the ability to leave in a forward gear. To summarise the LHA raises no concerns over the Vehicle Parking & Turning.

Conclusion

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 111), and that there are no transport grounds to resist the proposal. The LHA have suggested conditions applied below.

3.4 **Natural England: Objection**

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 CONSULTATIONS

3.5 **Parish Council Consultation: Objection.**

The Parish object to the amended plans due to concerns raised to the overdevelopment of the site. The overall size of the extension is considered to be large. Concerns have also been raised to the new access as Chantry Lane is a very narrow lane the proposed access would also be exiting almost directly across from the road opposite. It is unclear what effect the extension will have on the street scene but it will no doubt add to the intrusion of the proposed parking/access. The provision of a vehicle access changes significantly the character of the street scene/lane. Members also object to the removal of a substantial amount of trees and natural wildlife habitat.

3.6 11 letters of objection, from 9 independent addresses, 1 from the general public and 1 from outside the district were received in connection with the proposal.

The main material grounds for objection can be summarised as:-

Overdevelopment and Design

- Concerns raised to the overall size of the extension as it would be doubling the existing footprint of the existing property.
- The extension would be out of character of the surrounding area in terms design and scale.
- Concerns raised that the upper storey would be seen from the surrounding area
- Harmful impact to adjoining properties.
- Unsympathetic design and out of character

Highways, Access and Parking

- The proposed access and parking would cause disruption to the road and existing traffic
- Impact on traffic movements onto the narrow lane

Trees and Landscaping

- Removal of the bank and vegetation would erode the character of the surrounding area.
- Unnecessary loss of trees and landscaping

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

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

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

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

6. **PLANNING ASSESSMENTS**

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

- The character of the dwelling and the visual amenities of the area
- The amenities of the occupiers of adjacent properties
- Access and parking

Design & Appearance

- 6.2 Policy 33 of the Horsham Development Framework states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties.
- 6.3 The two storey side extension would facilitate the creation of a two bay garage at the lower ground floor level; a kitchen, dining and snug room, an entrance hall, utility and boot room at ground floor level; and two additional bedrooms, a new bathroom, and study at upper ground floor / first floor level. The proposed two storey side extension proposes to match the overall form of the original dwelling and would be in line with the principal elevation and set in line with the main ridge height of the existing dwellinghouse.
- 6.4 The proposed two storey side extension would run to the rear of the property to be in-line with the existing rear wall. The roof profile to the western would present a deep cat slide with four rooflights in the slope to reduce the overall mass and bulk of the extension when viewed from the northern boundary.
- 6.5 Overall, the proposal would reflect the form, scale and detailing of the existing building and would appear a coherent and sympathetic addition. The proposed two storey side extension is considered to be an improved projection of the western elevation and therefore would not unduly unbalance the main dwelling or otherwise over-dominate or harm its surroundings.
- 6.6 It is also proposed to create a hardstanding to facilitate the creation of a gated driveway off street parking spaces to the front of the property, and a separate parking space outside the site on Chantry Lane. As Chantry Lane is a narrow single track lane, the only available parking for the house is currently on the narrow road. It is noted that this arrangement is only for Upways as all neighbouring properties have established driveways. The creation of off street parking spaces and a driveway is thus considered to be acceptable and would reduce the likelihood of on street parking within the vicinity. In order to create the access area vegetation from the western boundary would need to be removed and the embankment excavated out. The Council's Tree Officer has identified no major issues with removing trees or vegetation from this boundary, including the medium sized Macrocarpa tree that sits just inside the site. However, in order to understand the extent of reduction of land and trees to the proposed replacement planting/boundary scheme further details are requested via condition.
- 6.7 Overall, the proposed extension and associated works are considered appropriately designed and scaled in relation to the main dwellinghouse and would not serve to unbalance the main dwelling or its surroundings. Although the works would be visible from a public vantage, it is considered that they would not have a detrimental effect on the appearance of the dwellinghouse or the wider area, in accordance with Policy 33 of the Horsham District Planning Framework. Whilst the proposals for off street parking would result in the loss of vegetation and excavation into the embankment, this impact is offset by new planting fronting the street and the benefit of removing parked vehicles from Chantry Lane given the current absence of on-site parking for this property.

Impact on Amenity

- 6.8 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the

occupiers/users of nearby properties and land. Given the revisions to the scheme, the siting and proximity of the proposed extension to the boundaries and positioning within the curtilage of the site, no issues of overlooking, overshadowing, or overbearing is envisaged to the adjoining and neighbouring properties.

- 6.9 Whilst it is acknowledged that the application site is situated at a higher ground level from the main road, it is well screened and has no visibility from the street scene. This is so, for the majority of properties on Chantry Lane. The proposed extension sits at a reasonable distance from the existing side boundary to the western elevation, and would ensure that the proposal would not have an overbearing impact on the neighbouring properties. This is further enhanced by the fact that the proposed extension would be levelled at the main ridge height of Upways and is well screened to the rear of the site.
- 6.10 It is considered that the proposed driveway and off road parking, taking into account its configuration and land levels, would not result in any additional overlooking into the habitable living space of the adjoining properties. As such, the development is considered to be acceptable on amenity grounds in accordance with Policy 33 of the Horsham District Planning Framework.

The highways impacts of the proposal

- 6.11 Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users. The proposed development would be served by a new access point from Chantry Lane to the west. The submitted details indicate that the proposed dwellings would be served by a total of 2no parking spaces including a lay-by. WSCC Highways have confirmed that suitable visibility splays have been provided for vehicles entering and exiting the site, and that no highway safety issues have been identified.

Water Neutrality

- 6.12 There is no clear or compelling evidence to suggest the nature and scale of the proposed domestic extension would result in a more intensive occupation of the dwelling, necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. 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.

Conclusion

- 6.13 In conclusion the proposed works would represent a sizeable addition to the dwelling and whilst it would increase the overall mass from width and built form, the proposed extension would be in keeping with the existing, which would not create an incongruous appearance between the old and new. The resulting building would not be disproportionate to the size of the plot or the character of the surrounding area. The visual impact of the extension is considered be minimal due to the existing screening. The new proposed access is viewed to improve the existing parking associated to the property. The retained separation from shared boundaries is considered sufficient to ensure no unacceptable harm to neighbouring amenity would result.
- 6.14 Therefore, the application is considered to enhance the immediate surrounding and ensure that the development would not result in harm to the immediate setting, and neighbouring amenity and therefore recommend approval.
- 6.15 Conditions are suggested to ensure; adequate boundary treatments, detailed use of materials to be provided, a landscaping scheme to confirm all hard and soft landscaping

details/materials. Conditions have also been suggested to ensure adequate parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved plans.

6.16 COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	183.34		176.12
		Total Gain	176.12
		Total Demolition	7.22

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

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

7. RECOMMENDATIONS

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

- 1 A list of the approved plans
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species and plant numbers
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

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

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

- 4 **Pre-Commencement Condition:** The use of the access and parking area shall not commence until the vehicular access, parking and turning area serving the development has been constructed in accordance with the approved site plan, and visibility splays of 2.4 x 20 metres have been provided at the proposed site vehicular access onto Chantry Lane in accordance with plans and details submitted to the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: To ensure adequate visibility splays is available to serve the development and in the interests of road safety in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

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

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

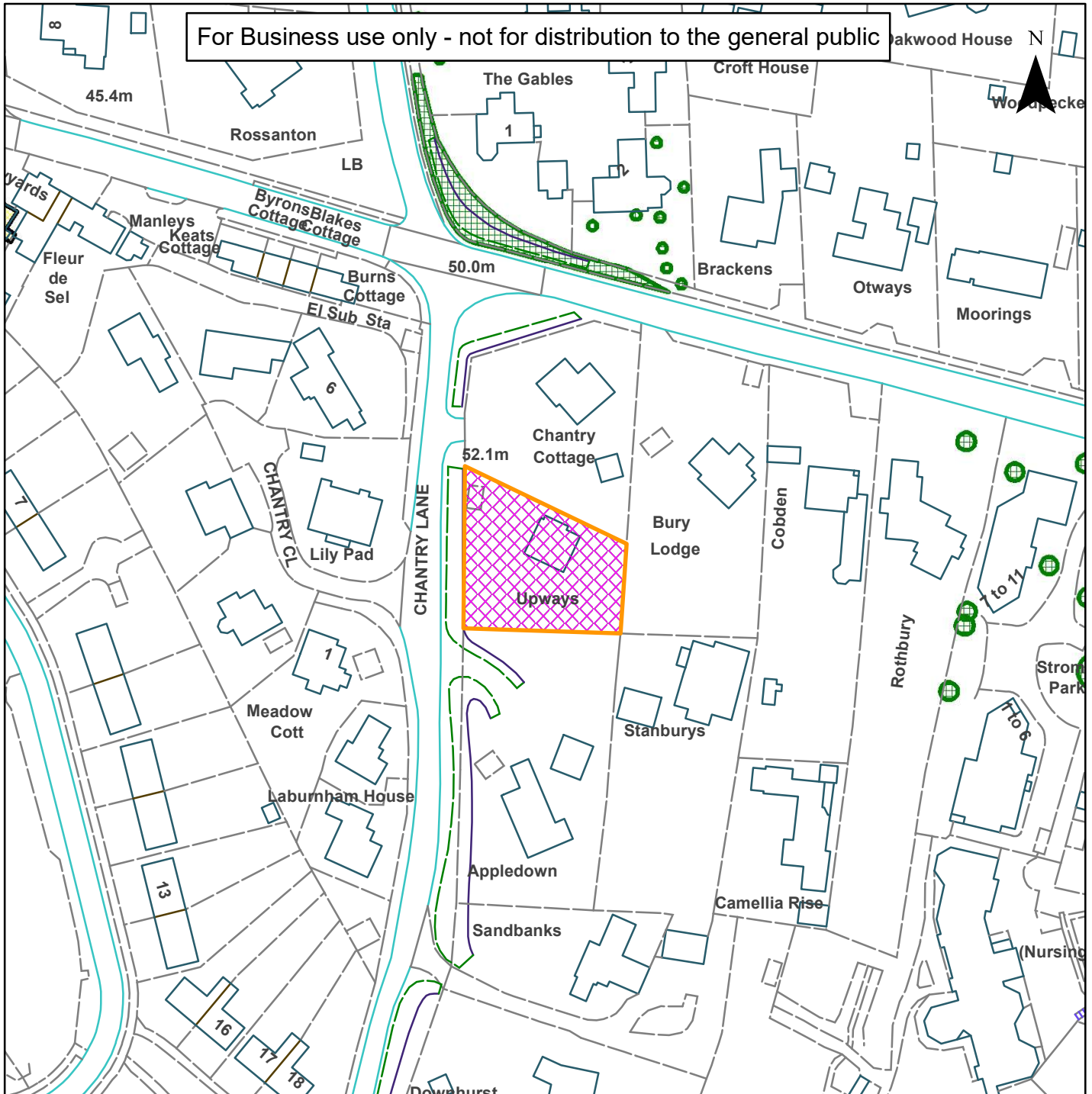
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**Horsham
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Upways, Chantry Lane, Storrington, Pulborough, West Sussex,
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Planning Committee South

15 March 2022

**Item 7: DC/21/1092 - Upways, Chantry Lane, Storrington,
Pulborough, West Sussex, RH20 4BU**

Water Neutrality

Paragraph 3.4 of the committee report outlines an objection from Natural England. This representation is based upon Natural England's Position Statement for all applications which fall in the Sussex North Water Supply Zone. The comments (in paragraph 3.4) have not been submitted in response to this particular application and are not specific to the proposal being considered. It is appreciated that this is not clear and how this is conveyed will be revisited for future reports.

The Council's guidance on Water Neutrality confirms that householder applications (with the exceptions of annexes and swimming pools) have been screened out from having a likely significant impact on the Arun Valley. This position recognises that household size and water usage per capita are declining and the lack of evidence to demonstrate that householder extensions, as a matter of course, result in increased occupancy or water consumption.

The above approach applies to all Planning Authority's that fall within the Sussex North Water Supply Zone and allows for a level of consistency in decision making. Natural England has been advised of this approach (in respect of householder development) and has raised no concerns.

Paragraph 6.12 of the committee report sets out the relevant considerations in respect of water neutrality: -

- 6.12 *There is no clear or compelling evidence to suggest the nature and scale of the proposed domestic extension would result in a more intensive occupation of the dwelling, necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. 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.*

The above considerations are specific to the proposed development and, for the reasons stated, there is considered to be no conflict with relevant planning policies or legislation in respect of water neutrality.

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