



Email: committeeservices@horsham.gov.uk
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Planning Committee (South)

Tuesday, 18th April, 2023 at 2.30 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors:

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

You are summoned to the meeting to transact the following business

Jane Eaton
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	7 - 10
<i>To approve as correct the minutes of the meeting held on 24 January 2023 (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	
<i>To receive any declarations of interest from Members of the Committee</i>	
4. Announcements	
<i>To receive any announcements from the Chairman of the Committee or the Chief Executive</i>	

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

5. **Appeals** 11 - 14

Applications for determination by Committee:

6. **DC/21/2676 - Northlands Barn, Northlands Lane, Storrington** 15 - 32

Ward: West Chiltonton, Thakeham and Ashington

Applicant: Mr and Miss Jack and Ellen Lawrence

7. **SDNP/21/03962/FUL - The Old Mechanics, Church Lane, Coldwaltham** 33 - 46

Ward: Pulborough, Coldwaltham and Amberley

Applicant: Fairfax Designs Ltd

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

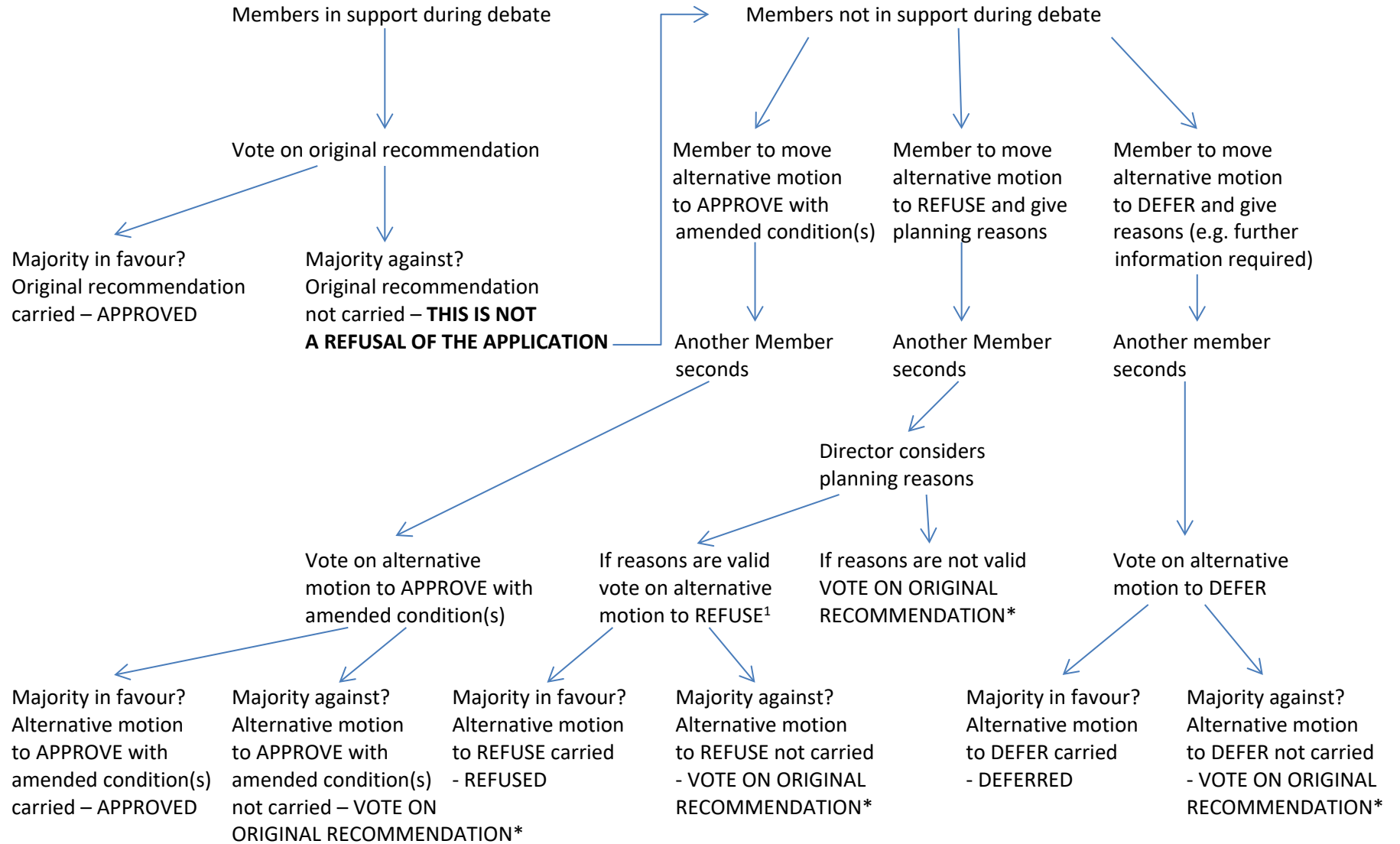
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(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>

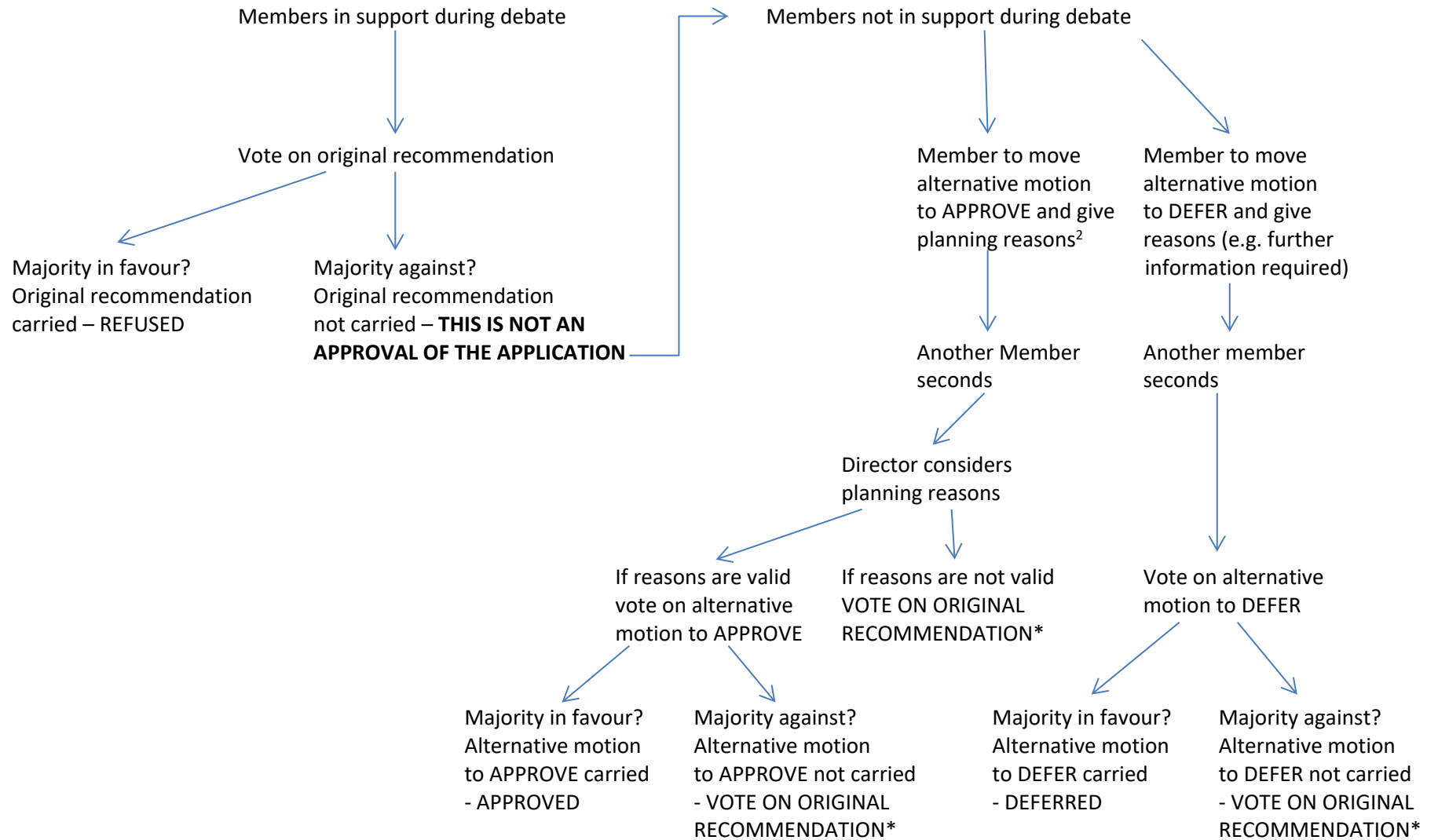
Original recommendation to APPROVE application



*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)
24 JANUARY 2023

Present: Councillors: Tim Lloyd (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Philip Circus, Michael Croker, Ray Dawe, Joan Grech, Nigel Jupp, Lynn Lambert, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Diana van der Klugt and James Wright

Apologies: Councillors: Jonathan Chowen, John Milne and Jack Saheid

Absent: Councillors: Chris Brown

PCS/32 **MINUTES**

It was proposed by Councillor Mike Croker to amend the minutes of the meeting held on 20 December, Item 5, PCS/31 to add to the first sentence 'permission for the erection of a two storey **side extension**'. The proposal was seconded by Councillor Bob Platt and it was agreed and approved as a correct record and signed by the Chairman.

PCS/33 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/2161 & DC/22/0695 Councillor James Wright declared a non prejudicial interest.

DC/21/2161 Councillor Diana van der Klugt declared a personal interest as she is a Member of the South Downs National Park.

DC/22/0695 Councillor Nigel Jupp declared a personal interest as he is a West Sussex County Councillor.

PCS/34 **ANNOUNCEMENTS**

There were no announcements.

PCS/35 **APPEALS**

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

PCS/36 **DC/21/2161 OLD CLAYTON BOARDING KENNELS, STORRINGTON ROAD, WASHINGTON**

The Head of Development & Building Control reported that this application sought planning permission for the demolition of the existing kennels and cattery buildings/structures and existing dwellings and the erection of a 60-bed

care home (Class C) and 8 age restricted bungalows (Class C3). Plans include associated access, landscaping and ancillary work.

Planning permission would be subject to conditions and the completion of a Section 106 Legal Agreement.

The site area is approximately 1.36 acres and is located on the north side of the A283 Storrington Road to the east and south of the residential estate of Milford Grange comprising 78 dwellings. The land north is Milford Grange Country Park, a 4 hectare Local Green Space Allocation in the Storrington, Sullington and Washington Neighbourhood Plan.

The site falls outside of the South Downs National Park (SDNP) boundary but within the Dark Night Sky Zone.

Since the publication of the report a revised site plan had been received. An additional eight parking spaces had been added to the proposal amounting to 31 spaces in total and two of the proposed bungalows would be wheelchair access compliant. Clarity was provided on paragraph 6.84 and 6.85 of the report relating to Highways matters where the increase in traffic on the site was relating to traffic manoeuvres and West Sussex County Council had raised no objections.

Members noted the planning history of the application.

Thirteen letters of objection had been received from 13 addresses and two letters of support. Washington Parish Council objected the proposal.

Three speakers spoke in support of the application and one spoke in objection. Both Washington and Storrington & Sullington Parish Councils spoke in objection to the proposal.

Whilst Members acknowledged the shortfall of Care Home provision in the district, they noted that the site was not part of the approved Neighbourhood Plan, it was sited outside the Built Up Area Boundary and the design was considered out of keeping for the local area. Concerns were raised over the close proximity to the South Downs National Park, bus transport provision being sited opposite the proposal on a busy road and water neutrality information had not been proven satisfactory.

Officers advised that designs had been carefully considered, plans changed to improve the appearance of the proposal and Natural England had been consulted on water neutrality and raised no objections. Members considered the site was too close in proximity to neighbouring properties and boundary trees should be evergreen to offer further privacy.

RESOLVED

That planning application DC/21/2161 be refused for the following reason:

The proposal is contrary to the Storrington, Sullington and Washington Neighbourhood Plan, being sited outside the Built Up Area Boundary, with the development bulk and size inappropriate for a rural location directly across the road from the South Downs National Park, and which would significantly impact on the aims of the Neighbourhood Plan to retain green gaps between communities, and with water neutrality not proven satisfactorily.

PCS/37 **DC/22/0695 WOODMANS FARM, LONDON ROAD, ASHINGTON**

The Head of Development and Building Control reported that this application had returned to Committee following deferral at Planning South Committee on 18 October for the applicant to provide additional information relating to noise assessment and water neutrality.

Full planning permission was sought for the change of use of two buildings to provide for the processing, packaging and distribution of game meat (a sui generis use) and associated office accommodation. Planning permission would be subject to appropriate conditions and completion of a Section 106 legal agreement.

The site comprised a number of agricultural buildings no longer in use, previously used as a dairy farm. Some residential dwellings are located to the south-west of the application building and Woodmans Farm was located to the West. The wider area is characterised by open countryside and woodland and the A24 located to the far west of the site.

Since the publication of the report two additional letters of support had been received and additional comment from the Environmental Health Officer outlining that early morning or night delivery times would not be supported.

Since October 2022 Committee, six additional letters of objection had been received from six separate households.

The Parish Council spoke in objection to the proposal and three further speakers objected. Three speakers spoke in support of the application.

Members acknowledged that even though the applicant had submitted additional information on noise assessment and water neutrality as requested, there were still concerns regarding the effect on nearby residential properties, amount of vehicle movements on the site and the proximity to the busy A24 road.

It was however acknowledged that the business was a working farm, extremely important for the local rural community and for controlling deer in the area.

RESOLVED

That planning application DC/22/0695 be approved in accordance with the Officer recommendation subject to the conditions and completion of Section 106 Legal agreement as set out in the report.

The meeting closed at 5.05 pm having commenced at 2.31 pm

CHAIRMAN

Planning Committee (SOUTH)

Date: 18th April 2023



**Horsham
District
Council**

Report on Appeals: 12/01/2023 – 04/04/2023

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/22/0366	Capons Hill Farm Unit 3 Station Road Cowfold Horsham West Sussex RH13 8DE	01-Feb-23	Application Refused	Application Refused
EN/22/0530	The Spoons Harbolets Road West Chiltington West Sussex RH20 2LG	24-Mar-23	Notice served	N/A

2. Appeals started

Consideration of the following appeals has started during the period:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/21/2563	Keepers Cottages West Chiltington Lane Coneyhurst West Sussex	Written Representation	17-Jan-23	Application Refused	N/A
DC/22/0519	Iron Stone Barn Rock Road Washington Pulborough West Sussex RH20 3BQ	Fast Track	26-Jan-23	Application Refused	N/A
DC/21/2168	Oldfield Cottage Fryern Road Storrington Pulborough West Sussex RH20 4BJ	Written Representation	27-Jan-23	Application Refused	N/A

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/22/0446	Annexe East House Henfield Common South Henfield West Sussex BN5 9RS	Written Representation	09-Feb- 23	Application Refused	N/A
DC/22/1433	1 Blackstone Street Blackstone Henfield West Sussex BN5 9TH	Fast Track	10-Feb- 23	Application Refused	N/A
DC/22/1515	Solva Blackgate Lane Henfield West Sussex BN5 9HA	Fast Track	10-Feb- 23	Application Refused	N/A
DC/20/2450	Blanches Farm Bungalow Littleworth Lane Partridge Green Horsham West Sussex RH13 8JF	Informal Hearing	17-Feb- 23	Application Refused	N/A
DC/22/0319	Garage Block Blackstone Rise Blackstone Lane Blackstone West Sussex	Written Representation	27-Feb- 23	Application Refused	N/A
HRA/22/0001	Unit 12 Laura House Jengers Mead Billingshurst West Sussex RH14 9NZ	Written Representation	08-Mar- 23	Application Refused	N/A
EN/21/0358	Pear Tree Farm Furners Lane Woodmancote Henfield West Sussex BN5 9HX	Informal Hearing	21-Mar- 23	Notice served	N/A
DC/21/1796 DC/22/0313 DC/22/2149	Pear Tree Farm Furners Lane Woodmancote Henfield West Sussex BN5 9HX	Informal Hearing	21-Mar- 23	Application Refused	N/A

3. Appeal Decisions

HDC have received notice from the Planning Inspectorate that the following appeals have been determined:

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/20/2607	Land at Duckmoor East of Billingshurst Billingshurst RH14 9DZ	Informal Hearing	Appeal Allowed	Application Refused	N/A
DC/21/0748	Land To The South of Hilland Farm Stane Street Billingshurst RH14 9HN	Informal Hearing	Appeal Dismissed	Application Refused	N/A
DC/21/2812	Lancasters Cottage Littleworth Lane Partridge Green Horsham West Sussex RH13 8EJ	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/21/0720	Naldretts House East Street West Chiltington West Sussex RH20 2JY	Written Representation	Appeal Dismissed	Application Refused	N/A
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 Dismissed	Application Permitted	Application Refused
DC/22/0519	Iron Stone Barn Rock Road Washington Pulborough West Sussex RH20 3BQ	Fast Track	Appeal Dismissed	Application Refused	N/A
DISC/22/0131 DISC/21/0223	Tea Caddy Cottages Worthing Road West Grinstead West Sussex RH13 8LG	Written Representation	Appeal Allowed	Split Decision	N/A
DC/21/2648	Frithknowle Farm Picts Lane Cowfold Horsham West Sussex RH13 8AN	Written Representation	Appeal Dismissed	Prior Approval Required and REFUSED	N/A

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/20/0600	Fryern Park Farm Fryern Park Fryern Road Storrington Pulborough West Sussex RH20 4FF	Written Representation	Appeal Dismissed	Application Permitted	Application Refused



**Horsham
District
Council**

**PLANNING COMMITTEE
REPORT**

TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 18 April 2023

DEVELOPMENT: Conversion of redundant barn for form 1no single dwellinghouse, incorporating creation of first floor and alterations and restoration works. Erection of a detached garage, installation of ground mounted solar panels and drainage, landscape and ecological enhancements.

SITE: Northlands Barn Northlands Lane Storrington West Sussex

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/21/2676

APPLICANT: **Name:** Mr and Miss Jack and Ellen Lawrence **Address:** Woodend, Water Lane Storrington RH20 3LY United Kingdom

REASON FOR INCLUSION ON THE AGENDA: By request of Storrington & Sullington 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 A planning application was submitted for the residential conversion of this building in 2019 (ref: DC/19/2331). It was refused by Planning Committee South (contrary to the officer recommendation) on 18.08.2020 for the following reason:

“The proposed conversion and extension of the building would result in an unsympathetic conversion by reason of its excessive size and scale, which would not retain its agricultural character and would result in an inappropriate form of development in relation to its agricultural setting, contrary to Paragraph 79 of the NPPF and Policy 9 of the Thakeham Parish Neighbourhood Plan.”

1.2 This application seeks to address the above reason for refusal and entails a revised scheme for the restoration and conversion of the existing former agricultural building to a single two-storey dwelling and associated garden area, with a woodland planting and wildlife scheme. Whereas the previously refused scheme sought an extension to the footprint of the original building, this amended application would maintain the existing footprint. Stonework walls at the northern and southern faces of the barn would be extended vertically in order to form the gable ends of the new dwelling. A dual-pitched roof is to be reformed which will be in a more traditional 40 degree pitch hipped design with half

hipped gables to a ridge height of approx 7.3m (eaves height 4.1m). The more traditional steeper roof pitch means that the roof height will be marginally higher than the previous refused proposal. Two bedrooms and a bathroom are proposed at first floor level, and at ground floor level an open plan living/kitchen space with utility room and wc is detailed. The existing vents would be retained and the cart openings glazed. New openings would be formed to the north and south elevations.

- 1.3 A timber constructed two bay garage/storage building is proposed to the northside of the entrance yard measuring approx 7.5m width, 5m depth, and pitched roof to a height of 4.5m (eaves 2.25m), including rainwater recovery.
- 1.4 The existing hedgerows are to be retained for ecological value but also to screen the entrance yard and proposed garden area. The scheme also includes the retention of the C.19th brick wall. The yard is to be laid with crushed local stone over aggregate.
- 1.5 Fifteen standalone solar panels are proposed to be sited in a screened area of the site to the north-east of the barn. An existing well to the south-east of the barn, which previously supplied water to drinking troughs and a former dwelling, will be brought into use to supply water to the barn. Rainwater is to be harvested and stored in an underground tank to serve toilets, washing machine and outside taps. Heating will be provided by an Air Source Heat Pump located to the North of the proposed outbuilding.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a stone and brick-built barn located to the east of Northlands Lane, outside of any designated built-up area boundary. The Planning, Design and Access Statement outlines that the barn previously formed a complex of three buildings (as evidenced by the historic Ordnance Survey maps) with the remains of these barns still evident on site. The barn has most recently been subject of fire damage which resulted in the loss of the historic roof structure, and a mono-pitched corrugated roof was subsequently introduced to secure the structure. The wider area is characterised by enclosed agricultural fields, with the nearest residential dwelling located approximately 170m to the south. The site has formed part of East Wantley Farm which was broken up several years ago.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 4 - Strategic Policy: Settlement Expansion

Policy 15 - Strategic Policy: Housing Provision

Policy 24 - Strategic Policy: Environmental Protection

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

2.4 **Thakeham Parish Neighbourhood Plan (TNP 2017):**

Policy 1 – A Spatial Plan for the Parish
Policy 6 – Design
Policy 9 – Development in the Countryside
Policy 10 – Green Infrastructure and Valued Landscapes

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/2331	Change of use of redundant agricultural barn to class C3 dwellinghouse and erection of an attached single storey side extension.	Application Refused 21-08-2020
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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 Conservation:** No Objection, conditions recommended.

3.3 **HDC Environmental Health:** No Objection, conditions recommended.

3.4 **HDC Drainage Engineer:** No Objection, the proposed is not considered to result in an adverse impact and drainage details will also be determined by compliance with the current Building Regulations.

3.5 **HDC Landscaping:** No Objection, conditions recommended

OUTSIDE AGENCIES

3.6 **WSSC Highways:** No Objection, conditions recommended.

3.7 **WSSC Fire Officer:** No Objection, advisory provided

3.8 **Southern Water:** No Objection, advisories provided.

3.9 **Ecology Consultant:** No objection, subject to conditions

3.10 **Natural England:** No Objection subject to appropriate mitigation being secured.

3.11 **Thakeham Parish Council:** No objection. The council considers this proposal to be 'unobjectionable', and that it includes many elements that are welcome and necessary at this sensitive countryside location. These observations are made with regard to recommended conditions for enhancements to be submitted. The recommended conditions relate to materials, landscaping, lighting, an ev charging point and securing porous materials for hard surfaces.

3.12 **Storrington & Sullington Parish Council:** Objection. A similar application for this site was refused in 2020. The previous application, originally very similar to this one, was subsequently reduced to a single storey dwelling, then refused. The current application is again 2-storey. This site is way beyond the BUAB, in open countryside, on a single-track lane subject to flooding and well used by walkers, riders, etc. It bears no relationship to any other property and the introduction of an isolated house in this location, will suburbanise the area and be totally out of keeping with its countryside location - as will the proposed solar panels in a nearby field. The introduction of domestic paraphernalia, lighting, etc. into the countryside is contrary to the HDPF and would set a precedent for adjacent fields.

3.13 8 representations were received supporting the proposal for the following reasons:-

- Design,
- Enhancement of the site,
- A sensitive restoration/conversion,
- Consideration to being eco-friendly to climate change and environmental considerations

3.14 1 representation was received objecting to the proposal for the following reasons:-

- Design,
- Overdevelopment due to substantial reconstruction,
- Proposed use of the spring may impact flood risk.

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

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

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 As part of the preceding application on the site it was noted that the site was located beyond a defined built-up area separated from existing built development, and that a 'market' dwelling would not be deemed 'essential' to a countryside location. As such the proposal created conflict with Policies 3, 4, and 26 of the Horsham District Planning Framework (HDPF) in this regard. It was though noted that the NPPF and Thakeham Neighbourhood Plan include polices for rural housing / conversions, with the principle of

the development assessed primarily against these policies. The preceding application for a residential conversion on the site was refused for the following reason:-

'The proposed conversion and extension of the building would result in an unsympathetic conversion by reason of its excessive size and scale, which would not retain its agricultural character and would result in an inappropriate form of development in relation to its agricultural setting, contrary to Paragraph 79 of the NPPF and Policy 9 of the Thakeham Parish Neighbourhood Plan.'

6.2 Since this decision the NPPF has been amended, with Paragraph 79 now incorporated within Paragraph 80, which states:-

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it:*
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

6.3 Policy 9 of the Thakeham Neighbourhood Plan provides a policy basis for which rural conversions can be supported beyond a settlement boundary, subject to the proposal meeting defined criteria. These criteria include a proposal being confined to the existing area of farm buildings; constructed from vernacular materials; not including inappropriate or insensitive conversion works; and not resulting in a significant increase in the existing building footprint or height. This policy forms part of the Development Plan, which in the absence of a rural conversion policy within the HDPF, is considered to attract significant weight in respect of the conversion of agricultural buildings within the Parish of Thakeham.

6.4 Northlands Barn is of traditional construction, comprised of historic stone and brick walls, and represents the sole remaining building of a historic 'outfarm' complex. It is considered that the barn represents a non-designated heritage asset, which with reference to its character, quality, and vernacular is deemed worthy of conversion in the interests of its continued preservation. In principle, the conversion of the building, subject to consideration of all other relevant matters, would therefore gain support from (b) and (c) of Paragraph 80 of the NPPF.

6.5 In the absence of a rural conversion policy within the HDPF, Policy 9 of the Thakeham Neighbourhood Plan, which promotes the conversion of agricultural buildings beyond the settlement boundary, is considered to be of significant weight. Therefore, subject to compliance with the relevant criteria under Policy 9 of the Neighbourhood Plan (which are addressed elsewhere in this report), the principle of conversion is considered acceptable.

Character and Appearance:

- 6.6 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.7 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.8 The preceding application on the site entailed the conversion and extension of the barn, with the extensions representing an appreciable increase to the footprint of the building. The size and scale of this enlargement led to concerns which were referenced in the reason for refusal, and the subsequent failure to reflect the agricultural character of the existing barn building. To address this previous reasons for refusal the current application proposes the restoration and conversion of the barn, with these works contained within the existing footprint of the building which would not be enlarged in the same manner as previously refused. This revised proposal is therefore materially different from the preceding scheme.
- 6.9 The proposed enlargement would comprise the creation of gabled ends and the creation of a barn-end pitched roof. While the height of the resulting building would exceed the previously refused scheme the resulting form and proportions would be more reflective of a historic Sussex-barn (than the preceding scheme). It is considered that taken as a whole, the proposed extensions and related alterations would retain a strong agricultural character, with the dwelling remaining clearly visible as a former historic barn.
- 6.10 The proposal would ensure the historic agricultural character of the building is not significantly diluted, addressing the previous reason for refusal, and the building can be brought back into use and preserved as an important local building. With regard to Policy 9 of the Thakeham Neighbourhood Plan, the proposal would be confined to the existing area of farm buildings, would be constructed from vernacular materials, is not considered to include inappropriate conversion works, and although including a significant increase in height this can be justified in the interests of creating a traditional form to the resulting building. A number of conditions are recommended to ensure a successful build, and to prevent future enlargement or alterations taking place without the benefit of further planning permission.
- 6.11 The proposed garage outbuilding would be of a siting, form and scale which would reinforce the historic agricultural character of the site, and which would not be an unexpected feature of a rural barn conversion.
- 6.12 Fifteen standalone solar panels are proposed to be sited in a vegetation screened area of the site to the north-east of the barn, with this part of the site to also serve as a wildlife habitat area. The solar array will be orientated to the south and would be screened from the footpath by retaining the existing woodland that forms a triangular promontory to the and

mature hedgerows to the east and west. The siting and extent of this array is such that no wider adverse impacts are envisaged. A condition is recommended to require further details of the solar panels to be submitted prior to occupation.

- 6.13 The application has been supported by a Landscape and Visual Appraisal Report (Dated: April 2022) undertaken by Terra Firma Consultancy Ltd. The assessment includes a review of the landscape and visual baseline, assessment of landscape and visual receptors, as well as proposed development mitigation measures. The LVA concludes that the proposal will not result in any adverse residual landscape effects with the effects being almost wholly experienced within the site itself, and therefore is judged as having a minor/moderate landscape beneficial effect. The visual effects associated with the proposed building are assessed to be neutral to minor/moderate adverse, owed to the limited available views. Included in the proposal is the planting of an acre of broadleaf native woodland trees; a wildflower meadow; a wildlife pond that acts as a balancing pond; the reinforcement of the existing boundary hedges with new native whips including Hawthorn, Blackthorn, Field Maple and Holly. It is considered that the majority of the landscape and visual effects would not be substantial, and there would be no adverse impact on the landscape character or appearance of this rural location.
- 6.14 The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

Amenity Impacts:

- 6.15 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.16 Due to separation distances the scale and siting of the proposed building would not be expected to result in any unacceptable harm to neighbouring amenity, and would not result in a level of activity which would cause significantly harmful noise or disturbance. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

- 6.17 Policy 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.18 The site is located and accessed via Northlands Lane, which is a narrow rural road subject to national speed limit. Prohibition of driving (except for access) and width restrictions apply on this road. Access to the proposed dwelling will be utilised through the existing access arrangements. The site has a permitted agricultural use and therefore it would not be anticipated that the proposed would result in a material intensification of use at the site. Furthermore, data supplied to WSCC by Sussex Police over the period of the last five years reveals no recorded injury within the site vicinity. Therefore, there is no evidence that the proposal would exacerbate an existing safety concern.
- 6.19 Onsite parking will be provided for the proposed dwelling, by way of a double garage and external parking area. The WSCC Car Parking Calculator would expect a minimum of 2 spaces to be provided for dwelling of this size and location. The proposed garage would not meet minimum internal specifications of 3 x 6m per garage space as set out in Manual for Streets (MfS). There is however sufficient additional space on site for a number of vehicles to park and turn and there are no concerns in this regard.
- 6.20 It is considered that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and

that there are no transport grounds to resist the proposal. This view is consistent with the preceding application on the site.

Ecology:

- 6.21 An Ecological Assessment (Ecology Solutions, Oct 2019), Walkover Ecology Update and Biodiversity Net Gain Assessment (Sayer, Feb 2022) relating to the likely impacts of development on Protected & Priority habitats and species, particularly bats, and the identification of proportionate mitigation have been submitted with the application.
- 6.22 Following consultation with the council's ecology advisors it is considered that there is sufficient ecological information available for determination providing certainty of the likely impacts on Protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable and compliant with its statutory duties including its biodiversity duty under s40 NERC Act 2006.
- 6.23 The mitigation measures identified in the Ecological Assessment (Ecology Solutions, Oct 2019) and the Walkover Ecology Update and Biodiversity Net Gain Assessment (Sayer, Feb 2022) are recommended to be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species, particularly bats. This includes the need for a wildlife sensitive lighting scheme should any external artificial light be required. The report includes reasonable enhancement measures to secure net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework 2021.

Water Neutrality:

- 6.24 The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.
- 6.25 Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.
- 6.26 Northlands Barn has its own water supply, which has supplied the barn and associated farmland for in excess of 100 years. The supply is to be used to serve the proposed development. It is proposed to collect rainwater from the roofs of the barn and outbuilding for use for washing, toilet flushing and within the grounds.
- 6.27 A Hydrogeological & Water Neutrality assessment report dated 5th August 2022 prepared by B.A. Hydro Solutions investigated the potential utilising a groundwater abstraction for a private water supply and to assess whether this would result in a change in the water balance status of the Sussex North Water Resource Zone.
- 6.28 The hydrology report considers that the proposal would be water neutral, as it is effectively a self-contained, offline closed catchment, reliant of direct rainfall recharge which historically always recharged the small water pocket; thus there would be no change to the status quo. The Assessment therefore provides evidence to demonstrate that the water to serve the proposal will be sourced from outside the Sussex North Water Supply.

- 6.29 The well currently supplies 1 litre of water per minute and has done consistently over the past 12 months. This equates to 1,440 litres over a 24hr period, well in excess of the 157.7 litres per day required by the proposed dwelling. The assessment also confirms that readings during a period of drought confirmed that water provision remained static, with part of the pasture soaked and boggy where water was escaping from a burst pipe between the well and the barn. In order to provide further water capacity at the site further measures are proposed, as below:-
- i) Rainwater will be collected from the roofs of the buildings to use both inside and outside the dwelling. This is to reduce the amount of water required from the well and to help reduce flood risk in the locality.
 - ii) An underground storage tank for water collected from the well, that is capable of storing at least 35 days worth of water needed within and around the home.
 - iii) An underground storage tank for the collection of water from the roofs of the buildings, that is capable of storing at least 35 days worth of water needed within and around the home.
 - iv) The Water Neutrality Strategy sets out that the current building regulations requires a maximum of 125 litres of water per person per day in dwelling, with an optional reduction to 110 litres. The target provision for Southern Water is 100 litres per person per day. Through efficiency measures the proposed dwelling will require 83.9 litres of water per person per day.
 - v) All of the existing well pipes will be replaced to ensure the removal of known and unknown leaks. This is consistent with the mitigation measures set out in the WNS.
- 6.30 Natural England were consulted on the submitted details and raised no objection subject to the mitigation set out above being secured. There is robust headroom between the water requirements of the new dwelling and the water produced by the existing well, such that water shortages would not be expected. In any case, underground storage tanks are proposed to store 35-days capacity of water from the well, with this sufficient to provide supply during potential periods of drought.
- 6.31 It is considered, given the above, that the nature and scale of the proposed development would not result in 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.

Climate change:

- 6.32 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:
- Water consumption limited to spring water
 - Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Opportunities for biodiversity gain
 - electric vehicle charging points

Other Considerations

- 6.24 The Council's Environmental Health department was consulted and given the previous agricultural use of the application site, a land use which Environmental Health considers potentially contaminating, it is considered that the ground on the site has the potential to be contaminated. Contamination assessments are therefore recommended to be undertaken to assess the risks to future site users, which are recommended as conditions to any approval.
- 6.27 The application has been consulted with the Council's Drainage Officer and there is no objection, and drainage details will be determined by compliance with the current Building Regulations. Foul water drainage to be provided via private treatment plant located to the northwest of the barn, with surface water be dealt with by SUDs including a rainwater harvesting tank.

Conclusion:

- 6.28 The barn is a non-designated heritage asset and the sole remaining building of an historic 'outfarm' complex. It is considered that the building is worthy of conversion in the interests of its continued preservation, and the proposed design, which no longer proposes extensions beyond the footprint of the existing structure, is considered to address the concerns raised to the previous planning application, and in particular with reference to Policy 9 of the Thakeham Neighbourhood Plan and Paragraph 180 of the NPPF.
- 6.29 The development would be served by an existing well which sources water from outside of the Sussex North Water Supply. It has been demonstrated that the well would provide sufficient water to serve the proposed development, and this would be secured through a series of recommended conditions. This approach would be sufficient to ensure water neutrality is achieved.
- 6.30 The proposal would not result in any unacceptable impacts on neighbouring amenity and is acceptable in respect of highways, ecology and all other matters.
- 6.31 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval

7. RECOMMENDATIONS

- 7.1 To approve planning permission, subject to the conditions set out below:

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

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

- 3 **Pre-Commencement Condition:** No development hereby permitted shall commence until the full specification of the proposed conversion, including works to stabilise and strengthen the surviving stone walls, materials and methods to be used, have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason: As this matter is fundamental to ensure that the significance of the heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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

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

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021.

- 5 **Pre-Commencement Condition:** No development shall commence, including any works of demolition, until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for:-

- all temporary contractor buildings, plant and stacks of materials (including any stripped topsoil), provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development.
- the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

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

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

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** No development shall commence until evidence that water from the private water supply has been sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies and analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and the findings submitted to the Local Planning Authority. In the event the samples show that any of the parameters are above the prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, no development shall commence until a mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any dwelling and shall be retained and maintained at all times thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), 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).

- 8 **Pre-Commencement Condition** The development hereby approved shall not commence until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the local planning authority. The PWSMP shall include, but not necessarily be limited to, the following information:

- i. A Regulation 6 risk assessment risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, before the private water supply is brought into use; and at least once every five years thereafter.
- ii. Details of the review of the risk assessment, undertaken in accordance with relevant guidance and statutory requirements, at least every 5 years or such other shorter period as determined by the risk assessment or required by regulation.

- iii. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the outcome of the above-mentioned risk-assessment along with detail on how any failure of any samples will be investigated and managed.
- iv. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- v. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- vi. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
- vii. Detail on the continuity of supply during dry periods extending beyond 35 days.
- viii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- ix. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), 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).

- 9 **Pre-commencement (Slab Level) Condition:** No development above ground level slab level shall take place until a scheme of soft and hard landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

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

- 10 **Pre-Commencement (Slab Level) Condition:** No development above ground level slab level shall take place until a Landscape Management Plan, including

maintenance schedules and periods for all soft landscape areas together with a timetable for the implementation of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.

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

- 11 **Pre-Occupation Condition:** No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), 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).

- 12 **Pre-Occupation Condition:** Prior to occupation of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the 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).

- 13 **Pre-Occupation Condition:** Prior to their installation full details of the solar panels hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be implemented in accordance with the approved details.

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

- 14 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Ecology Solutions, Oct 2019) and the Walkover Ecology Update and Biodiversity Net Gain Assessment (Sayer, Feb 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the 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 Development Framework.

- 15 **Regulatory Condition:** No works relating to the construction of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

- 16 **Regulatory Condition:** No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority. There shall be no burning of materials or waste on site.

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

- 17 **Regulatory Condition:** The new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** The new timber windows fitted in the buildings hereby permitted shall have casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

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

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

- 21 **Regulatory Condition:** No part of the development shall be first occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with the approved plans. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 22 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes AA, A, B, C, D, E or F of Part 1, or Class A of Part 2 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

Background Papers: DC/21/1676

06) DC/21/2676

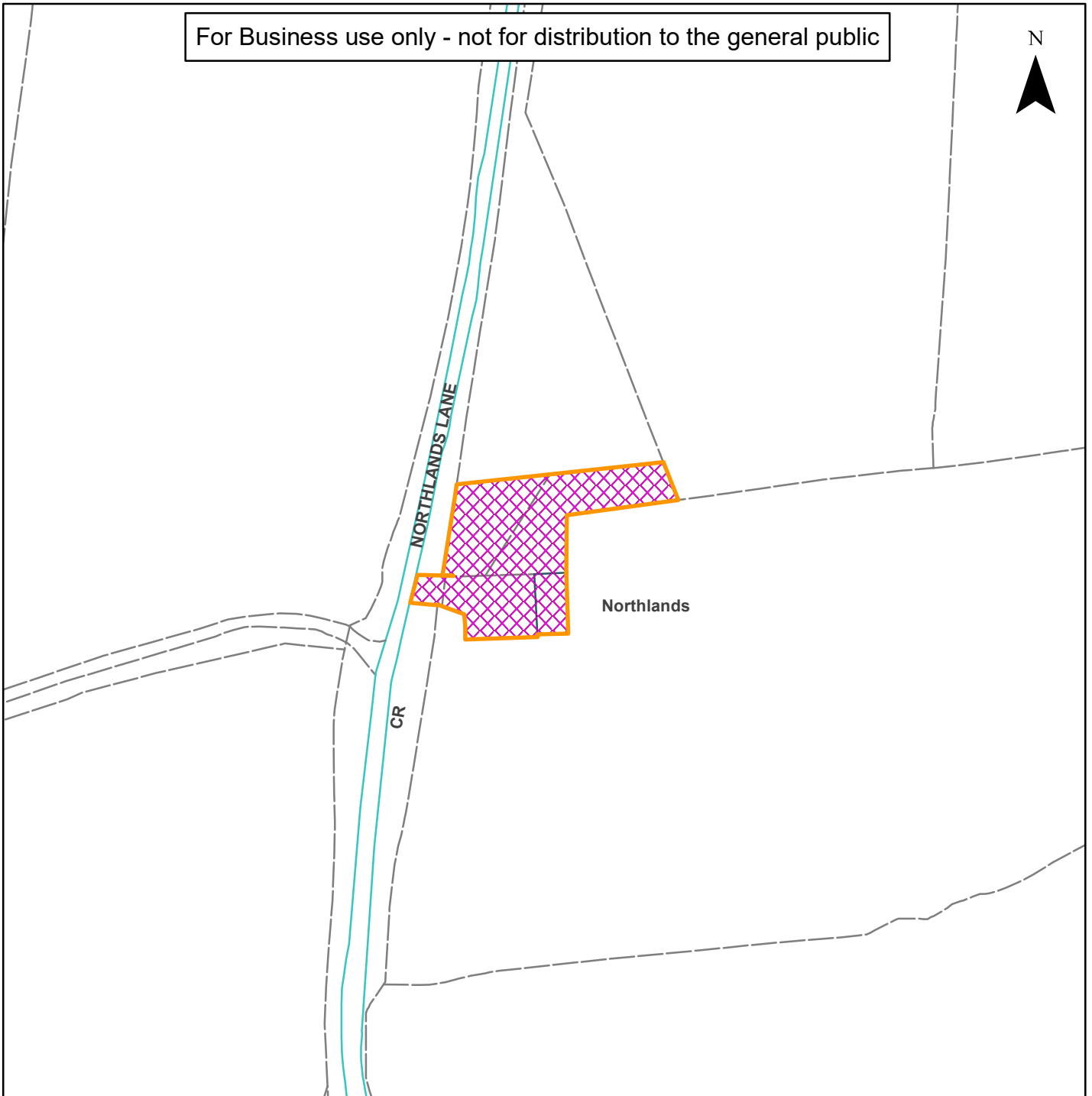


Horsham
District
Council

Northlands Barn, Northlands Lane, Storrington, West Sussex

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	
Date	05/04/2023
SA Number	100023865

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Report to **Planning Committee (South)**
Date **18 April 2023**
By **Director of Planning**
Local Authority **Horsham District Council**
Application Number **SDNP/21/03962/FUL**
Applicant **Fairfax Designs Ltd**
Application **Change of use of former light industrial building to a Holiday Let**
Address **The Old Mechanics
Church Lane
Coldwaltham
RH20 1LW**

Recommendation: That the application be **Approved** subject to the completion of a **s106** agreement to secure off site water neutrality offsetting measures, and the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for **Community Infrastructure Levy**.

I Site Description

This notification relates to a small timber-framed structure sited 25m west of the dwelling of 'Woodlands' (formerly Laramie). The structure which was formerly in dilapidated condition and previously comprised corrugated metal cladding to the external walls. The building has recently been clad in timber cladding following the permission granted relating to SDNP/20/01620/FUL.

The building is located at the westernmost extent of a shared private way with the dwelling of Woodlands and several dwellings to the west and north-west, that connects to the publicly maintained highway at Church Lane to the front of St James' School.

The site is located to the north of the defined settlement boundary of Coldwaltham, constituting an edge-of-settlement location possessing a semi-rural character distinct from the open and undeveloped character of land to the north and west.

The site falls within the South Downs National Park, the corresponding International Dark Skies Reserve and a designated archaeological notification area. Right of way 2446/1 runs beyond the southern extent of the site within a small gully. The site is not affected by any statutory or non-statutory environmental or biodiversity designation.

In consideration of a recent prior approval application, SDNP/20/03381/PA30, for conversion of the application building to a dwelling house, the Local Planning Authority concluded that the former light industrial use of the building had been abandoned.

2 **Proposal**

The application seeks full planning permission for conversion of the existing building which has been recently re-clad with timber cladding to a two-bedroom unit of holiday accommodation. The proposal would include the provision of new windows on all elevations of the building. The building would be accessed from an existing five bar gate onto the private access drive to the south and two parking spaces would be provided to the west of the building.

3 **Relevant Planning History**

SDNP/20/03381/PA3O	Prior notification for change of use of a light industrial building to a residential dwelling.	Prior Approval Refused on 30.09.2020
SDNP/20/01620/FUL	Re-cladding of the walls of existing corrugated steel building with timber cladding	Application Approved on 19.10.2020

4 **Consultations**

WSSC - Highways

No Objection. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

HO - Public Health & Licensing (Env.Health)

Comment. The main concern is the risk for ground contamination to be present given the former light industrial use of the site. In order to ensure the application is properly determined the applicant should provide a Preliminary Environmental Risk Assessment/Phase one Desk study prepared by a competent person.

Natural England:

Standing Advice. 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.

N.B. Any further comments from Natural England will be reported at Planning Committee.

Parish Council Consultee:

Objection. The following matters material to the consideration of this planning application have been raised:

- The building as such, is unsuitable for conversion to a residential property. It would need considerable materials to make it habitable.
- To convert to a building of 2 stories, as in the application, could mean raising the roof height.
- Additional windows serving lounge area would overlook adjacent properties.
- Holiday let use could mean occupancy is for the majority of the year.

- Cause traffic problem in a narrow road.
- The village school is a very short distance from this property. The holiday let would allow various unknown people of different backgrounds to rent the home for short periods which make the safety of children's welfare a very serious concern, a Safeguarding Issue.
- There is some evidence that wildlife is present in the building, no consideration has been made about this aspect.

5 Representations

12 representations have been received (from eight separate households) objecting to the proposal for the following reasons:-

- The former light industrial use of the building has been abandoned, and the building is no longer connected to Laramie;
- A holiday let and dwellinghouse fall within the same Use Class;
- Overlooking;
- There is no need for further residential development, which would set a precedent;
- Question whether legal access to the site exists from Church Lane;
- Impact of short term occupation on surrounding school routes;
- Additional congestion and safety hazard along Church Lane;
- Inaccuracies on submitted application form.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF02 - Achieving sustainable development
- NPPF06 - Building a strong, competitive economy
- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- SD1 - Sustainable Development
- SD2 - Ecosystems Services
- SD4 - Landscape Character
- SD5 - Design
- SD8 - Dark Night Skies
- SD22 - Parking Provision
- SD23 - Sustainable Tourism
- SD25 - Development Strategy
- SD48 - Climate Change and Sustainable Use of Resources

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years.

8 Planning Assessment

Principle of Development:

The site is in a countryside location where development is generally restricted. Development plan policies and the NPPF also place 'great weight' on conserving the landscape and the scenic beauty of National Parks, which have the highest status of protection.

Policy SD25 sets a clear distinction between land within and land outside a settlement boundary, seeking to direct new residential development to within established settlements. Policy SD25 exceptionally permits development outside of settlement boundaries where it complies with relevant policies in the Local Plan and there is an essential need for a countryside location. The types of exceptional circumstances which may be acceptable include uses of land relating to countryside recreation and sustainable tourism. Policy SD23 provides broad support for sustainable tourism facilities outside settlement policy boundaries where these positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and are closely associated with other attractions/established tourism uses, including the public rights of way network. Proposals must also provide opportunities for visitors to increase their awareness, understanding and enjoyment of the National Park's special qualities; be designed and located to encourage access and/or subsequent travel by sustainable means. Criterion d) of SD23 also supports development proposals that make use of existing buildings.

The findings of the South Downs National Park Visitor Accommodation Review 2014 indicates that there is a lack of tourist accommodation across the National Park, especially close to the South Downs Way. Policy 43 of the South Downs Partnership Management Plan (SDPMP) (2020-25) also supports the development and maintenance of appropriate recreation and tourism facilities and visitor hubs in and around the National Park.

The application site lies to the north of Coldwaltham, a small village which benefits from a public house and an extensive public rights of way network in the immediate vicinity of the site, with the Wey South Path approximately 900 metres to the south-east providing footpath links to the Arun Valley, Amberley (and the South Downs Way) to the south and Dorking to the north. It is considered that the proposal would be closely associated with the public rights of way network, with these links providing an opportunity for visitors to increase their awareness, understanding and enjoyment of the National Park's special qualities.

The location is considered, on balance, to be sustainably located for tourism accommodation, and while there would be an expectation that future guests would have to make use of private vehicles to explore the wider National Park, sufficient opportunities exist in the immediate locality that this would not be inevitable. The proposal can therefore be justified within the National Park and accords with the thrust of SD23.

Character and appearance:

Policies SD4 and SD5 of the SDLP (2019) require a landscape led approach to design, through sensitive and high quality design. Development *inter alia*, will be required to complement landscape character, contribute to local distinctiveness and incorporate architectural design appropriate to its setting in terms of height, massing, density, roof form and relevant detailing.

The application site lies approximately 116 metres north-west of the settlement boundary of Coldwaltham (which runs along the northern boundary of St James CofE School). Although in a countryside location for the purposes of planning policy, the site is not isolated or remote, instead forming part of a cluster of residential development which extends north-west from Coldwaltham along Church Lane. The proposal entails the conversion of an existing building with only limited alterations to fenestration necessary. The scale and extent of these alterations (together with the related internal alterations) would have no discernible impact on the landscape character of the locality, with the existing visual relationship between the site and surrounding area preserved. The visual impact of the proposal is therefore considered acceptable.

Impact on neighbouring amenity

Policy SD31 of the SDLP *inter alia* seeks to ensure that development is designed and sited so as to avoid unacceptable harm to the amenities of nearby occupiers and users of land.

The location of the outbuilding, the scale of the intended use and its relationship with surrounding properties and land is such that no unacceptable impact on amenity would be expected.

The introduction of a holiday let in this location would not, as a matter of course, be expected to result in unacceptable levels of noise or disturbance for occupants of surrounding properties. A condition is though recommended to secure a management plan for the premises, and this approach is considered sufficient to minimise the potential for individual behaviour to generate harm.

Highways:

Policies SD19 and SD20 of the SDLP seek to ensure that development maintains pedestrian rights of way while maintaining the safe and efficient operation of the highway network.

There is no evidence that the access is operating unsafely or that the proposal would exacerbate any safety concerns on adjoining highways. The layout would allow for two on-site parking spaces which is considered adequate for a development of this scale. A condition is recommended to secure cycle parking facilities. It is considered that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and that there are no transport grounds to resist the proposal.

Dark Night Skies:

Policy SD8 of the SDLP (2019) provides that development will be permitted that conserves and enhances the intrinsic quality of dark night skies and the integrity of the Dark Sky Core. Development must demonstrate that all opportunities to reduce light pollution have been taken, including the avoidance of unnecessary lighting and appropriate mitigation where unavoidable.

The application site falls within Dark Sky Zone E1a which is identified as being of intrinsic rural darkness. The nature and location of the proposed alterations together with the surrounding boundary screening is such that the proposal would not be expected to result in harmful light spill, such that the intrinsic quality and integrity of the dark night sky would be preserved without the need for any mitigation. A condition is though recommended to prevent future alterations to the building or the installation of external lighting.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application is accompanied by a Water Statement which is consistent with the approach to baselining water consumption in the Council's guidance on the matter. In this case the former use(s) of the building is such that there is no existing consumption, with the proposal therefore resulting in increased water usage. The water statement establishes likely water consumption based on average occupancy and consumption figures and identifies efficiencies and technologies (rainwater harvesting) which can reduce expected water usage per person per day. The methodology and approach is considered acceptable, and demonstrates the development would be expected to result in an additional demand for water in the order of 107.46 litres / day. This figure is based on 100% occupation throughout the year, which although extremely unlikely is sufficiently precautionary for the purposes of water neutrality.

The water statement identifies a property within the same ownership as the applicant against which further efficiencies can take place, offsetting the additional demand created by the proposed holiday-let. The statement has established the existing water usage of this property (based on water bills and therefore actual consumption) with a survey of existing fixtures and fittings undertaken. From this, efficiencies (to fixtures and fittings) have been identified which would result in a reduction in water usage of 154.68 litres / day.

The measures put forward at the offsetting site would deliver water efficiencies which would achieve a betterment over the additional consumption resulting from the proposed development. These measures would be secured through a s106 agreement. On this basis the development would not result in 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 10 of the SDLP, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity and Ecosystem Services:

Policy SD9 of the SDLP provides that development will be permitted which conserves and enhances biodiversity and geodiversity with particular regard to ecological networks and areas

with high potential for habitat restoration and/or creation. Policy SD10 relates to International Sites, stating that development on greenfield sites (within specified conservation area distances) will require an appraisal as to its impact on protected species. It is considered that the nature and siting of the proposal is such that there would be no adverse impact on protected species or habitat.

Policy SD2 of the SDLP provides that development will be permitted that secures an overall positive impact on the ability of natural environment to contribute goods and services. The proposal entails an alternative use of an existing building and immediately surrounding land with significant potential for ecological enhancements.

9 Conclusion

The application is considered to accord with relevant local and national planning policies and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

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

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

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with.

4. No development above ground floor slab level shall take place until details of proposed ecosystem services measures shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the ecosystem services measures have been implemented as approved. The measures shall thereafter be maintained in accordance with the approved details.

Reason: To provide measures that secure an overall positive impact on the ability of natural environment to contribute goods and services.

5. No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (dated 21 September 2022) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 10 of the South Downs Local Plan, 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).

6. The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (dated 21 September 2022). The development hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 10 of the South Downs Local Plan, 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).

7. No part of the development hereby permitted shall occupied until a Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to management responsibilities for the holiday accommodation, measures to control noise from all activities including amplified music and hours of use for external areas, operations at the site (including limited arrival times to reasonable hours) and minimising noise from vehicles, deliveries, collections and servicing. The plan shall also include a code of conduct for guests, including but not limited to the use of amplified music. The Noise Management Plan shall be implemented and complied with thereafter for the duration of the use / development.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents.

8. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

9. No part of the development hereby permitted shall be occupied until cycle parking facilities serving have been provided within the curtilage. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes AA, A, B, C, E, F of Part 1, and Class A of Part 2 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining residential properties and visual amenity.

11. No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark night Skies.

12. The residential accommodation hereby permitted, as indicated on the approved plans, shall be managed in accordance with the following:

- i) The accommodation shall be occupied for holiday and short-term let purposes only;
- ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
- iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- iv) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short-term holiday tourist accommodation.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

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

Tim Slaney
Director of Planning
South Downs National Park Authority

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Appendices Appendix 1 – Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

Appendix I

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans - Location and Block Plan	001	REV PI	11.10.2021	Approved
Plans - Existing and Proposed Floor Plans and Elevation Plans	100		30.07.2021	Approved
Reports - Planning, Design and Access Statement	None		30.07.2021	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

07) SDNP/21/03962/FUL



Horsham District Council

The Old Mechanics, Church Lane, Coldwaltham, RH20 1LW

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Organisation	Horsham District Council
Department	Planning
Comments	
Date	05/04/2023
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