



Email: [committeeservices@horsham.gov.uk](mailto:committeeservices@horsham.gov.uk)  
Direct line: 01403 215465

# Planning Committee (South)

Tuesday, 19th December, 2023 at 5.30 pm  
Conference Room, Parkside, Chart Way, Horsham

Councillors:

Len Ellis-Brown (Chairman)	
Joanne Knowles (Vice-Chairman)	
Sam Bateman	Claudia Fisher
Mark Baynham	Joan Grech
Emma Beard	Lynn Lambert
Jon Campbell	Alan Manton
Philip Circus	Nicholas Marks
Paul Clarke	John Milne
Mike Croker	Roger Noel
Joy Dennis	Josh Potts
Malcolm Eastwood	John Trollope
Victoria Finnegan	Peter van der Borgh

You are summoned to the meeting to transact the following business

Jane Eaton  
Chief Executive

## Agenda

	Page No.
<b>GUIDANCE ON PLANNING COMMITTEE PROCEDURE</b>	
1. <b>Apologies for absence</b>	
2. <b>Minutes</b>	9 - 14
To approve as correct the minutes of the meeting held on 21 November (Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to <a href="mailto:committeeservices@horsham.gov.uk">committeeservices@horsham.gov.uk</a> at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)	
3. <b>Declarations of Members' Interests</b>	
To receive any declarations of interest from Members of the Committee	
4. <b>Announcements</b>	
To receive any announcements from the Chairman of the Committee or the Chief Executive	

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

5. Appeals 15 - 16  
  
Applications for determination by Committee:
6. **DC/23/1177 - Henfield Sports Centre, Northcroft, Henfield** 17 - 36  
Ward: Henfield  
Applicant: Mr D Mohammed
7. **DC/23/1594 - Land at The Old Dairy, Blackstone Gate Farm, Henfield Road, Albourne** 37 - 52  
Ward: Bramber, Upper Beeding & Woodmancote  
Applicant: Mrs C Jones
8. **DC/23/1595 - Lavender Cottage, Blackstone Gate Farm, Henfield Road, Albourne** 53 - 66  
Ward: Bramber, Upper Beeding & Woodmancote  
Applicant: Mrs C Jones
9. **Urgent Business**  
Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

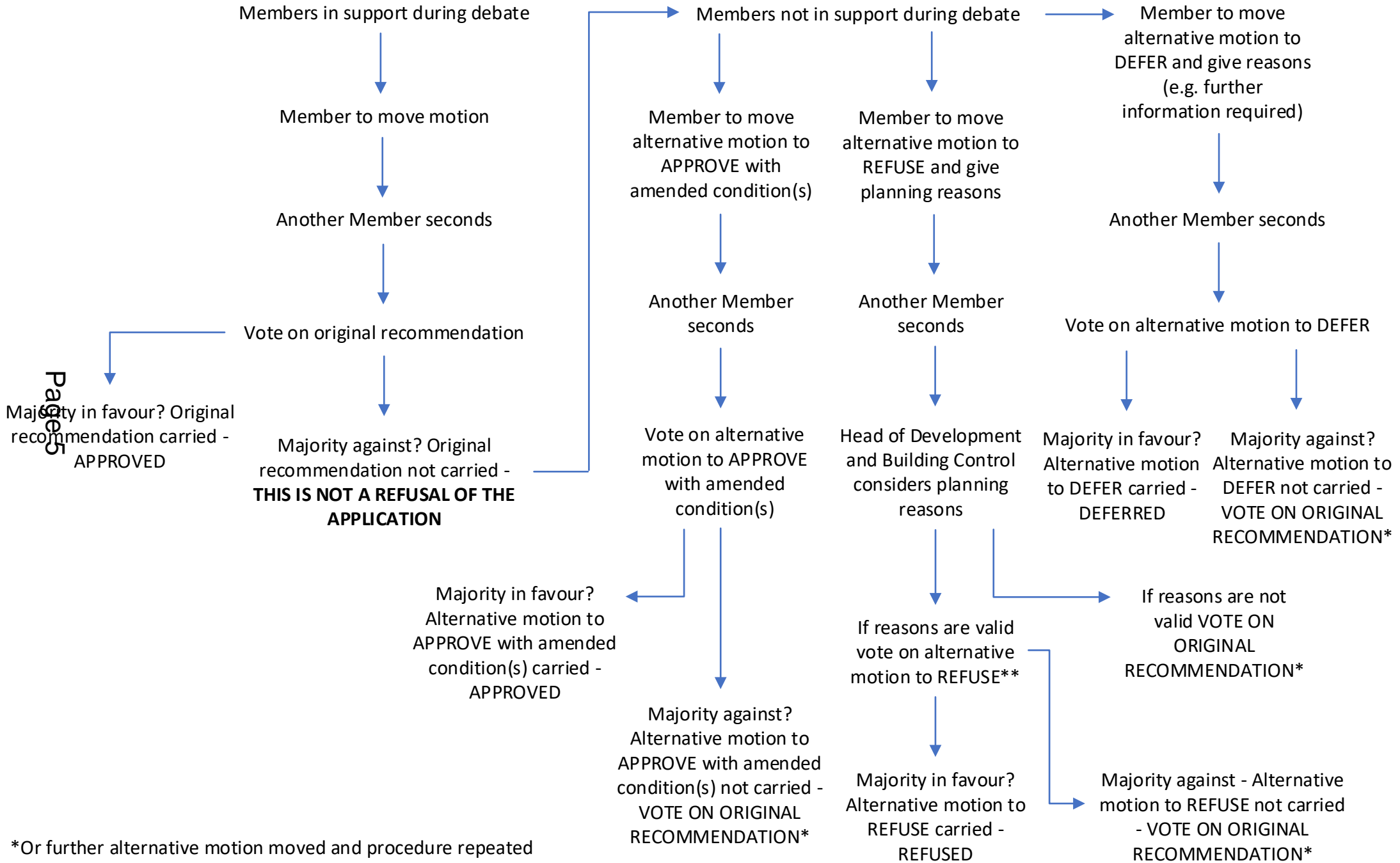
## GUIDANCE ON PLANNING COMMITTEE PROCEDURE

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

<b>Addressing the Committee</b>	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.
<b>Minutes</b>	Any comments or questions should be limited to the accuracy of the minutes only.
<b>Quorum</b>	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.
<b>Declarations of Interest</b>	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.
<b>Announcements</b>	These should be brief and to the point and are for information only – <b>no debate/decisions</b> .
<b>Appeals</b>	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
<b>Agenda Items</b>	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.
<b>Public Speaking on Agenda Items</b> (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 <b>5</b> minutes each to make representations; members of the public who object to the planning application are allowed <b>2</b> minutes each, subject to an overall limit of <b>6</b> minutes; applicants and members of the public who support the planning application are allowed <b>2</b> minutes each, subject to an overall limit of <b>6</b> minutes. Any time limits may be changed at the discretion of the Chairman.
<b>Rules of Debate</b>	<p><b>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</b></p> <ul style="list-style-type: none"> <li>- No speeches until a proposal has been moved (mover may explain purpose) and seconded</li> <li>- Chairman may require motion to be written down and handed to him/her before it is discussed</li> <li>- Seconder may speak immediately after mover or later in the debate</li> <li>- Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max <b>5</b> minutes or longer at the discretion of the Chairman)</li> <li>- A Member <b>may not speak again except:</b> <ul style="list-style-type: none"> <li>o On an amendment to a motion</li> <li>o To move a further amendment if the motion has been amended since he/she last spoke</li> <li>o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried)</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ In exercise of a right of reply. Mover of original motion has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply.</li> <li>○ 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.</li> <li>○ 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.</li> </ul> <ul style="list-style-type: none"> <li>- Amendments to motions must be to: <ul style="list-style-type: none"> <li>○ Refer the matter to an appropriate body/individual for (re)consideration</li> <li>○ Leave out and/or insert words or add others (as long as this does not negate the motion)</li> </ul> </li> <li>- One amendment at a time to be moved, discussed and decided upon.</li> <li>- Any amended motion becomes the substantive motion to which further amendments may be moved.</li> <li>- 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).</li> <li>- 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).</li> <li>- The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).</li> </ul>
<b>Alternative Motion to Approve</b>	<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>
<b>Alternative Motion to Refuse</b>	<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 Head of Development and Building Control 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>
<b>Voting</b>	<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"> <li>- Two Members request a recorded vote</li> <li>- A recorded vote is required by law.</li> </ul> <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>
<b>Vice-Chairman</b>	<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**

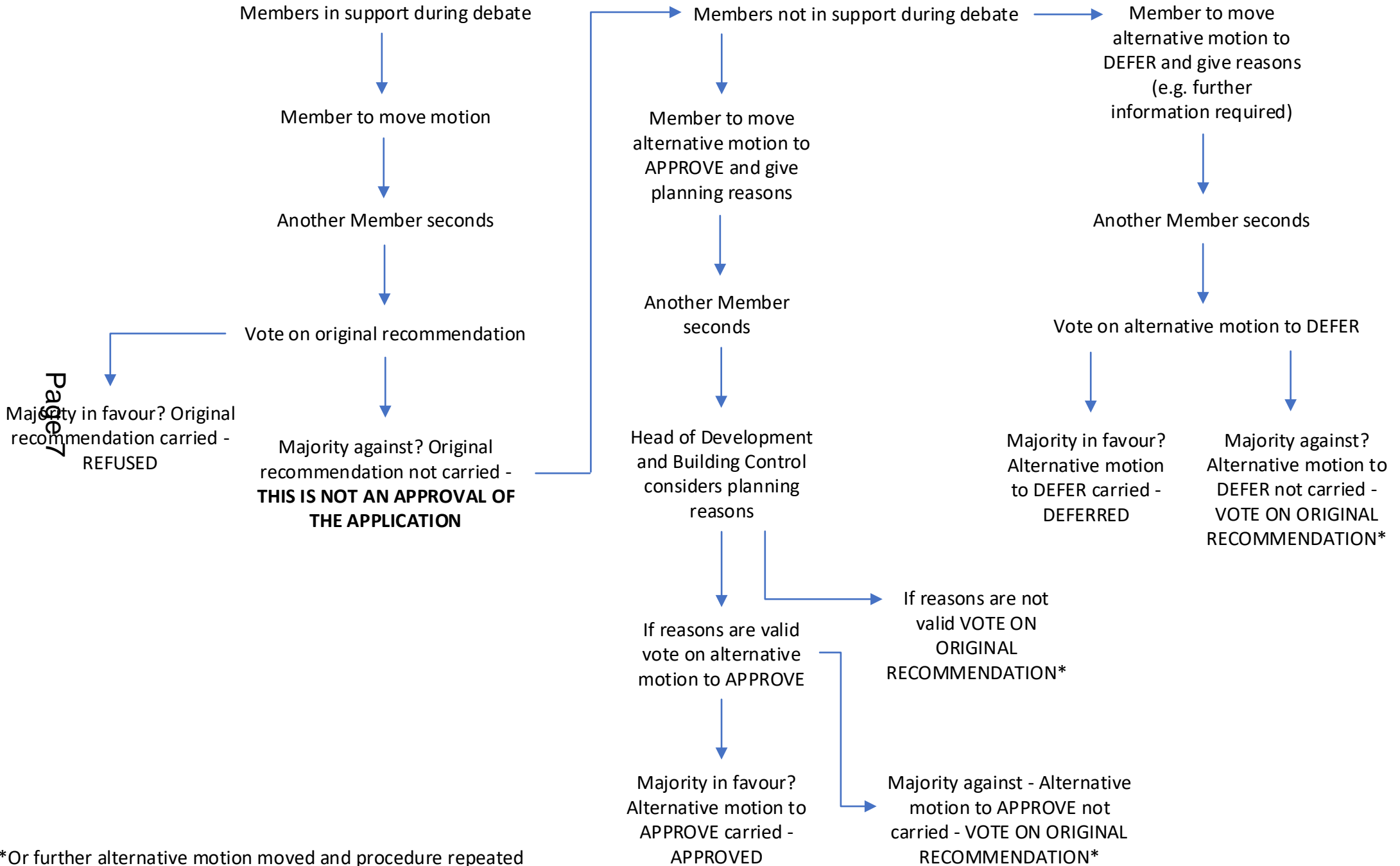


\*Or further alternative motion moved and procedure repeated

\*\*Subject to Director's power to refer application to Full Council if significant cost implications are likely

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# Original recommendation to REFUSE application



\*Or further alternative motion moved and procedure repeated

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**Planning Committee (South)**  
**21 NOVEMBER 2023**

Present: Councillors: Len Ellis-Brown (Chairman), Joanne Knowles (Vice-Chairman), Sam Bateman, Mark Baynham, Emma Beard, Philip Circus, Paul Clarke, Mike Croker, Joy Dennis, Victoria Finnegan, Claudia Fisher, Joan Grech, Lynn Lambert, Nicholas Marks, John Milne and Peter van der Borgh

Apologies: Councillors: Jon Campbell, Malcolm Eastwood, Alan Manton, Roger Noel, Josh Potts and John Trollope

PCS/30 **MINUTES**

Councillor Sam Bateman advised a further amendment to the minutes of the meeting held on 19 September. PCS/18 Declarations of Member's Interests should read 'applicant's wife' not applicant.

The amended minutes were further updated and approved as a correct record and signed by the Chairman. Councillor Philip Circus wished to thank the Chairman and Monitoring Officer for their efforts in resolving the correction of the minutes.

The minutes of the meeting held on 17 October 2023 were approved as a correct record and signed by the Chairman.

PCS/31 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/22/1815 Councillors Sam Bateman declared a personal interest as she has a working relationship with a number of objectors to the item however this did not affect her taking part in the discussion or vote.

DC/22/1815 Councillors Joanne Knowles and Lynn Lambert declared personal interests as they are both Ward Councillors for Cowfold. This did not affect their taking part in the discussion or vote.

SDNP/21/06423/HOUS Councillor Claudia Fisher declared a personal interest as a Parish Councillor for Parham, she was not involved in the application and this did not affect her taking part in the discussion or vote.

PCS/32 **ANNOUNCEMENTS**

There were no announcements.

PCS/33 **APPEALS**

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

PCS/34 **DC/22/1815 LAND AT BROOK HILL, COWFOLD**

The Head of Development and Building Control reported that this application sought full planning permission for the erection of 35 dwellings with associated engineering operations and works. There will be a mix of 1 to 4 bed dwellings on site and 12 units will be for affordable housing.

Since the publication of the report the applicant has agreed to explore an additional 50 metre upgrade to the Right of Way 1744 behind Thorndean to the village facilities which will be finalised in the Section 106 legal agreement. Further resilience has also been given to the Water Neutrality Strategy with a commitment to a second bore hole located onsite at a deeper depth to function as a back up. In the event of approval, amendments will be made to the relevant conditions in the report.

The site is located west of the A281 in the village of Cowfold and outside of the Built-Up Area Boundary. The Cowfold Air Quality Management Area (AQMA) and Cowfold Conservation Area are 170 metres south of the site.

34 representations were received objecting to the proposal which included a petition of 72 names – but with no addresses or signatures provided. One representation was received in support of the proposal, and one received neither objecting nor supporting.

The Parish Council neither supported or objected to the proposal. Two speakers objected to the proposal and the Agent and one other speaker spoke in support.

Members noted the planning history of the application.

Members raised concerns regarding the house designs, potential flood risk, traffic issues, impact on air quality, pedestrian footpath and provision of bat and bird boxes.

The Environment Agency had stated the site was compliant and not in a flood risk area and conditions setting out the drainage strategy would be finalised and secured should the application be approved.

Confirmation was given that a road safety audit had been undertaken by West Sussex County Highways regarding traffic and no objections had been raised. Bird and bat boxes were also being supplied on site and trees maintained as far as practicable.

Members expressed concerns regarding an increase in air pollution as the proposed site was on the edge of the Cowfold Area Quality Management Area

and identified in the Neighbourhood Plan. The applicant had submitted an Air Quality Assessment (AQA) and mitigation measures as part of the conditions.

Further discussion involved water neutrality and the use of bore holes on the site. Work and consultation had taken place with The Environment Agency and Natural England regarding the use of bore holes and tests undertaken satisfied that water neutrality could be achieved. Members gained clarity on why a second bore hole was required and how the system would operate if there were power supply issues.

A number of Members raised concerns regarding the design of the proposed houses to be more in keeping with the rural area. Officers however felt the house types were sympathetic to the traditional Sussex design and conditions would ensure high quality materials were used.

Ward Members were keen to ensure they were consulted on the architectural detailing of house types prior to the commencement of any building work above slab level and it was therefore proposed and seconded to amend Condition 17 in the report.

#### RESOLVED

That planning application DC/22/1815 be approved in accordance with Officer recommendation subject to the conditions in the report and completion of a Section 106 Legal Agreement with an amendment to Condition 17 to agree the architectural details in consultation with local Ward Members.

PCS/35 **DC/22/2297 STORRINGTON SQUASH CLUB, GREYFRIARS LANE, STORRINGTON., PULBOROUGH**

The Head of Development and Building Control reported that this application sought planning permission for the demolition of existing Storrington Squash Club building and the erection of a three-storey building to form 8 flats with associated parking, private outdoor amenity space and landscaping.

The proposed site plan comprises the area of the existing squash club (which has now closed down) and its designated parking area to the south.

The site lies within the built up area boundary (BUAB) of Storrington and immediately abuts the Storrington Conservation Area and lies 255m south of the Storrington Air Quality Management Area.

Members noted the planning history of the application.

The Parish Council objected to the proposal. 8 letters of representation had been received from separate households objecting to the proposal.

The agent spoke in support of the application.

Members generally felt the proposal would be an improvement on the current building. Concerns were raised regarding an increase in traffic, local effects on air quality and accessibility to the site for emergency services.

West Sussex Fire and Rescue had not raised any concerns to the proposal as suitable access could be achieved to the site.

West Sussex County Highways did not object to the application as the site had previously been used as a squash club and it was not expected that future use of the site would increase traffic significantly and have a negative impact on the local roads.

Further discussion considered water neutrality and off setting measures.

Members raised concern that views had not been received from the South Downs National Park (SDNP) however the council had consulted SDNP and not received any feedback. However the Council's Landscape Officer's opinion had been sought and it was felt the proposed development would blend sympathetically with the local area and not cause an adverse effect.

#### RESOLVED

That application DC/22/2297 be approved subject to appropriate conditions and the completion of a Section 106 Legal Agreement as set out in the report.

#### PCS/36 **SDNP/21/06423/HOUS 9 RACKHAM STREET, RACKHAM**

The Head of Development & Building Control reported that this application sought permission for the erection of a part single extension, part two storey extension, reinstatement of a front porch, construction of a carport and store.

Permission was approved on this site in 2014 under SDNP/14/04858/HOUS for a two storey side extension which was granted prior to the South Downs Local Plan adoption in 2019. Due to the extant approval, the current application was considered to be on a comparable scale with the previous permission and would outweigh any policy conflict in the South Down Local Plan.

The application site is located on the western side of Rackham Street, comprising a detached dwelling situated on a generous plot within a rural location. The site does not sit within a Conservation Area and is not a Listed Building.

Members noted the planning history of the application.

Seven letters of representation had been received objecting to the proposal and a further 6 objections following amended plans and a re-consultation in September 2023. One letter had been received in support of the proposal.

The Parish Council raised no objection to the proposal. Two speakers objected and three speakers spoke in support of the application.

Members were broadly in support of the proposal and gained clarity that the application would not contravene the Dark Skies policy.

RESOLVED

That application SDNP/21/06423/HOUS be approved subject to the conditions set out in the report.

*The meeting closed at 8.13 pm having commenced at 5.30 pm*

CHAIRMAN

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## Planning Committee (SOUTH)

Date: 19<sup>th</sup> December 2023



**Horsham  
District  
Council**

Report on Appeals: 08/11/2023 – 05/12/2023

### 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/23/1625	Development Site Lot 1 Delspride Kent Street Cowfold West Sussex RH13 8BB	14-Nov-23	Prior Approval Required and REFUSED	N/A
DC/22/2195	Cadrona Hampers Lane Storrington West Sussex RH20 3EX	14-Nov-23	Application Refused	N/A

### 2. Appeals started

Consideration of the following appeals has started during the period:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/23/0339	Ebbsworth Cottage The Street Nutbourne West Sussex RH20 2HE	Fast Track	14-Nov-23	Application Permitted	Application Refused
DC/22/1691	McVeigh Parker and Co Ltd Stane Street Adversane Billingshurst West Sussex RH14 9JR	Written Representation	01-Dec-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
EN/20/0610	Downsview Paddock New Hall Lane Small Dole West Sussex BN5 9YJ	Informal Hearing	Appeal Dismissed	Notice served	N/A
DC/22/0319	Garage Block Blackstone Rise Blackstone Lane Blackstone West Sussex	Written Representation	Appeal Dismissed	Application Refused	N/A
EN/21/0526	Rye Island Hollands Lane Henfield West Sussex BN5 9QY	Written Representation	Appeal Dismissed	Notice served	N/A
DC/22/0446	Annexe East House Henfield Common South Henfield West Sussex BN5 9RS	Written Representation	Appeal Dismissed	Application Refused	N/A





**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee  
**BY:** Head of Development and Building Control  
**DATE:** 22.11.2023  
**DEVELOPMENT:** The installation of 2no. canopy covered padel courts  
**SITE:** Henfield Sports Centre Northcroft Henfield West Sussex BN5 9QB  
**WARD:** Henfield  
**APPLICATION:** DC/23/1177  
**APPLICANT:** **Name:** Mr David Mohammed **Address:** Henfield Leisure Centre  
Northcroft Edinburgh Henfield BN5 9QB United Kingdom

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

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

### **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

#### **DESCRIPTION OF THE SITE**

- 1.1 This application relates to Henfield Leisure Centre and the wider King's Field present to the adjacent north and west. The King's Field is accessible to the public and is a designated as a 'Local Green Space' within the adopted Henfield Neighbourhood Plan (2021).
- 1.2 The site falls within the defined built-up area boundary for Henfield, and is not subject to any environmental, ecological and/or heritage designation. The site can be accessed to the north via Deer Park or to the south via Kingsfield, where existing parking available to the Leisure Centre is present.
- 1.3 The King's Field includes 3x football pitches, comprising a single 'full-sized' pitch and two smaller 7 vs 7 pitches, utilised by Henfield Football Club. A skatepark, basketball court and youth club are also present adjacent to the northern boundary of the King's Field. Existing football pitches are demarcated only by painted white lines on grass, with no permanent or artificial playing surface present.

- 1.4 The King's Field possesses a managed character reflecting its use for recreational and sports purposes. The King's Field is edged by treed-hedgerows to its western, northern and eastern boundaries, with the grounds of Henfield Cemetery present to the adjacent east of the King's Field.

#### DESCRIPTION OF THE APPLICATION

- 1.4 Planning permission is sought for the construction of two covered Padel tennis courts to the adjacent north of Henfield Leisure Centre within existing playing fields forming part of the 'King's Field'. This part of the King's Field is directly adjacent to an existing 7 vs 7 'junior' football pitch and comprises the 'run-off' space associated with the existing pitch.
- 1.5 The proposed courts would be arranged end to end, occupying a footprint ~42.5m in length and ~10.7m in width. The courts would be positioned ~2m north of the existing Leisure Centre building, and in-line with the existing western elevation of the Leisure Centre. By reason of their length, the courts would project ~7m eastwards of the eastern elevation of the Leisure Centre.
- 1.6 The proposed courts would be contained within a combined glass and metal wire-mesh enclosure, covered by an open-sided arched polycarbonate-canopy provided to an eave height of 6m and ridge height of ~8.5m.
- 1.7 A total of 8x LED floodlights (4x per court) would be introduced within the proposed canopy structure to be introduced to the perimeter of the two courts at a height of ~6m, as assessed within the submitted Lighting Impact Assessment (ref: 27951-LIGH-0401, May 2023).
- 1.8 The proposed courts are proposed to be made available for use between the hours of 07:00-21:30 Monday to Friday and 08:00-17:00 on weekends, Bank and Public Holidays.
- 1.9 The proposed development would rely on existing access and parking facilities available to Henfield Leisure Centre, with no material changes to access and/or parking arrangements proposed.
- 1.10 The proposed development is indicated to be supported by Sustainable Drainage System (SuDS) infrastructure.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

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

#### **National Planning Policy Framework**

#### **Horsham District Planning Framework (2015):**

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character  
 Policy 31 - Green Infrastructure and Biodiversity  
 Policy 32 - Strategic Policy: The Quality of New Development  
 Policy 33 - Development Principles  
 Policy 35 - Strategic Policy: Climate Change  
 Policy 36 - Strategic Policy: Appropriate Energy Use  
 Policy 37 - Sustainable Construction  
 Policy 38 - Strategic Policy: Flooding  
 Policy 40 - Sustainable Transport  
 Policy 41 - Parking  
 Policy 42 - Strategic Policy: Inclusive Communities  
 Policy 43 - Community Facilities, Leisure and Recreation

**Henfield Neighbourhood Plan (2021):**

Policy 1 – A Spatial Plan  
 Policy 4 – Transport, Access and Car Parking  
 Policy 9 – Community Infrastructure  
 Policy 10 – Green Infrastructure and Biodiversity  
 Policy 11 – Local Green Spaces  
 Policy 12 – Design Standards for New Development

**Planning Advice Notes:**

Facilitating Appropriate Development  
 Biodiversity and Green Infrastructure

**PLANNING HISTORY AND RELEVANT APPLICATIONS**

DC/18/0136	Non material amendment to previously approved DC/14/2229 (Extension to provide 'soft play' children's facilities, improved canteen and toilets with new entrance to main hall including a lift) Alterations to approved front entrance	Application Permitted on 25.04.2018
DC/18/1383	Non material amendment to previously approved application DC/14/2229 (Extension to provide 'soft play' children's facilities, improved canteen and toilets with new entrance to main hall including a lift). Amendments sought to design and layout of approved front entrance.	Application Permitted on 10.07.2018
DC/14/2229	Extension to provide 'soft play' children's facilities, improved canteen and toilets with new entrance to main hall including a lift.	Application Permitted on 06.02.2015

**3. OUTCOME OF CONSULTATIONS**

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

3.2 **HDC – Environmental Health:** No objection

[Summary] The Council's Environmental Health team responded that the submitted Acoustic Assessment and Lighting Assessments had been reviewed and that no objections were held. The absence of adverse acoustic effects, in compliance with national policy and relevant British Standards, were accepted. It was, similarly, considered that the proposed lighting strategy would comply with relevant British Standards and Institution of Lighting Professionals guidelines.

### **3.3 Place Services – Ecology (response of 11.09.2023): No objection**

[Summary] The Council's consultant ecologists raise no objection to the proposals, subsequent to review of the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, August 2023). The consultant ecologist was satisfied that sufficient ecological information was available for determination, with the submitted ecological assessments providing certainty as to likely impacts upon protected and priority species. It was considered that, subject to appropriate mitigation and proportionate biodiversity enhancement measures, the development could be made acceptable.

The response of the Council's consultant ecologists on 11.09.2023 supersedes an initial objection of 03.07.2023, received at a time where the proposals were not supported by ecological information and assessments.

### **3.4 Sport England (response of 17.07.2023): No objection:-**

[Summary] Sport England raise no objection to the proposed development as a statutory consultee in respect of development affecting playing fields.

The Sport England officer advised that he had considered the proposal in the context of NPPF paragraph 99, and in respect of Sport England's own playing field policies. It was considered that the submitted plans (specifically ref: 2211-0/002 Rev D), showed the proposed courts to be positioned sufficiently far-away from the junior football pitch 'run-off' such as to result in no interference with playing provision provision.

The proposal, therefore, was deemed to satisfy exception 2 of Sport England's playing fields policy, in providing for ancillary facilities supporting the principal use of the site as a playing field, and which does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

The Sport England officer, further, advised that he had consulted within the Lawn Tennis Association (LTA), and incorporated LTA comments into their response, advising of the presence of a single existing Padel court in the locality at The Triangle, operating at 92% utilisation. The LTA comments expressed support of the construction of additional covered courts in the area to meet demand.

Sport England's response of 17.07.2023 supersedes an earlier holding objection of 16.06.2023, where further information had been sought as the layout and positioning of football pitches to establish impacts upon playing pitches.

### **3.5 Natural England (response of 21.11.2023): No objection:-**

[Summary] In response to the Council's formal appropriate assessment of 31.10.2023, undertaken pursuant to Regulation 63 of the Conservation of Habitats and Species (England) Regulations 2017 (as amended), Natural England responded to confirm its agreement with the conclusion of the Authority's appropriate assessment, subject to the delivery, management and maintenance of measures identified in the submitted Water Neutrality Statement.

Natural England's response of 21.11.2023 supersedes an earlier objection of 06.07.2023, received in conjunction with the Authority's initial appropriate assessment undertaken 05.07.2023. This initial appropriate assessment was undertaken in the absence of a Water Neutrality Strategy.

### **3.6 WSCC – Highways: No objection:-**

[Summary] The Local Highways Authority (LHA) responded to advise that there are no transport grounds to resist the proposal. The proposed development was not considered to result in an impact on highway safety or severe cumulative impact on the operation of the highway network such as to conflict with NPPF paragraph 111, notwithstanding the minor intensification of vehicle movements which would result from the proposed development.

The LHA, further, noted that the proposal would retain the existing 120x parking spaces available to the Leisure Centre and considered such provision to be suitable for the proposed use.

**3.7 Southern Water: No objection:-**

[Summary] Southern Water responded to note that the supporting documents propose the use of Sustainable Urban Drainage Systems (SUDS), which may be adopted by the utility provider in certain circumstances. Southern Water sought to refer the developer to relevant Design and Construction Guidance and highlighted the need for effective management and maintenance of SUDS systems, suggesting that the Council's Building Control officers, or other technical staff, comment on the adequacy of soakaways to dispose of surface water via soakaway.

**3.8 Henfield Parish Council: No objection:-**

[Summary] Henfield Parish Council responded to confirm no objection to the proposed development, and support for the concept and location of the proposed development.

**PUBLIC REPRESENTATIONS;**

3.9 45 Letters of representation were received in conjunction with the proposed development. These comprise of 34 letters in support of the proposed development, from 32 independent addresses, and 11 letters in objection to the proposed development, from 9 independent addresses.

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

- The proposed development would provide opportunities for a new sport in the local area;
- Padel is a popular sport, which is fast-growing;
- The provision of new Padel facilities would support health and wellbeing, particularly as Padel is accessible to a range of age groups;
- The conclusions of the submitted noise assessment show the absence of noise concerns;
- The proposed development would provide opportunities for people to meet and socialise;
- The proposed development would support the financial sustainability of the existing Leisure Centre;
- There are very few Padel courts in Sussex and none in Horsham District;
- Covered courts would allow for play during poor weather conditions;
- The proposed courts are likely to prove popular;
- The proposed location is convenient and can be accessed on foot;
- Existing parking is available;
- Plenty of space is available to accommodate the courts;
- Existing Padel courts in the wider Sussex region are oversubscribed;
- The design and placement of the Padel courts is appropriate and in-keeping with the Leisure Centre;
- The location of proposed development has minimal impact on residential amenity;

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

- Concerns regarding noise disturbance from play activity, and resultant disturbance to nearby occupiers of land to the detriment of general health and wellbeing;

- The proposed development has not adequately considered noise control measures;
- Residential development at Parsonage Road is less than 100m from the proposed site;
- Noise from Padel courts/play is louder than tennis;
- Noise concerns associated with Padel courts/activity have been reported elsewhere, have resulted in legal challenges and a refusal of planning permission for a proposal to provide three padel courts at West Hants Tennis Club where acoustic screens and fencing were proposed;
- Social interactions between players may exacerbate and contribute to noise solely associated with play activity;
- Play on Padel courts produce loud percussive noise due to the nature of hard rackets, balls and surfaces which additionally cause noise to echo;
- The courts are proposed to be available for use for the full duration of the Leisure Centre opening hours and could be in operation for a prolonged period;
- Concerns regarding the potential for noise disturbance into evening hours;
- Adherence to planning guidance does not mean a noise impact would be avoided;
- The Council should produce its own, independent, noise assessment;
- Even low levels of noise disturbance would prove disruptive if this were to occur for prolonged periods;
- The maximum noise value of 44dB is above the World Health Organisation recommendation for community noise and night noise;
- Noise disturbance is likely to prove more pronounced to particular groups, including Children, the elderly, and shift-workers;
- The rear of dwellings on Parsonage Road would be exposed to noise disturbance, where the majority of living and sleeping spaces are present;
- The space separating the Leisure Centre from dwellings on Parsonage Road is not a typical urban environment, typified by a low level of activity more characteristic of a rural area;
- Noise from St Peter's Primary School and from the existing football pitches can be heard at Parsonage Road;
- The proposals would result in the loss of an existing, and successfully used, football pitch with no certain proposals for replacement/new facilities for Henfield Football Club;
- The proposed development would individually and cumulatively detract from the amount of public open space freely available to the public;
- The area where the courts are proposed can be water-logged due to run-off from the existing Leisure Centre. Development should not exacerbate the risk of flooding;
- Disturbance from existing light sources has been experienced at Parsonage Road, even where professional reports previously indicate otherwise;
- Noise disturbance would be experienced cumulatively with the use of playing fields for football and skating purposes in addition to noise from St Peter's Primary School;
- The proposal does not incorporate any means of noise mitigation;
- Noise disturbance associated with Padel activity would prove inappropriate to the character of the neighbouring Henfield Cemetery;
- The proposed canopy and enclosure will not effectively limited and/or contain noise;
- Concern that there will be limited demand for the proposed courts and that these will be sustainable;
- The submitted acoustic assessment does not include an assessment of the evening period;
- The submitted acoustic assessment appears to be purely theoretical, with no evidence of a site-visit or modelling of noise effect upon individual properties;
- The submitted acoustic assessment does not appear to take account of existing activity undertaken on the King's Field;
- The proposed courts will be situated at a greater elevation to dwellings on Parsonage Road;
- Sport England and World Health Organisation guidance in respect of appropriate noise levels and from anonymous noise sources is not reflective of noise associated with Padel activity;
- Noise levels during evening and night should be lower than during the day;

- The intermittent nature of noise associated with Padel activity should be accounted for in the assessment of acoustic impact;
- It is likely that noise disturbance resulting from the proposal would effect changes in behaviour by neighbouring residents;
- Concerns regarding the validity of modelling undertaken within the submitted acoustic assessment;
- Concerns regarding the noise impact upon existing users of the King's Field;
- Concern that the proposed development would unacceptably impact upon the character of the King's Field;
- The Dutch Tennis Association indicates the area of influence for two Padel courts is approximately 160 metres, such as to demand acoustic shielding;
- The proposed Courts are out of sight to the Leisure Centre reception and may encourage antisocial behaviour;
- Concern regarding the proximity of the Courts to an existing football pitch with insufficient run-off area;
- Concern regarding the feasibility of re-orientating the existing 7v7 football pitch to ensure this can safely and viably operate;
- The current plans do not show a pathway or other planting surrounding the courts;
- Concern that the proposed roof-canopy would not be 'football proof' and may discourage football activity;
- The loss of playing field space will effect the use of the Kingsfield for larger events, including the annual football tournament of consequence to the financial viability of Henfield Football Club;

3.12 Other material comments received neither in objection to, or support of, the proposals can be summarised as;

- If approved extensive noise mitigation needs to be secured as part of any planning approval;
- The opening hours of the Courts should be restricted so they cannot be play cannot take place before 9am or after 9pm;
- If approved a condition should be imposed requiring the construction of new football pitches before development commences;

3.13 Other comments raising concerns regarding the conduct of Henfield Parish Council and the potential for a conflict of interest between the Parish Council response and the application made on Parish Council land are acknowledged, though, do not represent material planning considerations and are not considered within this assessment.

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

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

- 6.1 The main considerations material to this application relate to:
- The principle of development;
  - The effects of development upon local character and appearance;
  - The effects of development upon neighbouring occupiers and users of land;
  - The effects of development upon the integrity of European habitats sites;

### **Principle of Development:**

#### Spatial Policy:

- 6.2 The application site is located within a designated built-up area boundary. This represents a location, therefore, where the principle of development is accepted in spatial terms in accordance with the provisions of Policy 3 to the Horsham District Planning Framework (2015) (HDPF), and Policy 1 of the Henfield Neighbourhood Plan (2021) (HNP).

#### Use of Designated Local Green Space

- 6.3 NPPF paragraph 101 explains that the designation of land as Local Green Space, through local and/or neighbourhood plan preparation, provides an opportunity for communities to identify and protect green areas of particular importance.
- 6.4 NPPF paragraph 102, further, *inter alia*, seeks to explain the range of necessary qualities which a Local Green Space must possess in order to be recognised as demonstrably special to a local community, whether that be because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife.
- 6.5 Policy 11 to the HNP, and the associated policies map, designate the King's Field as a Local Green Space under the description of 'Kings Field Playing Fields and Playground'. HNP Policy 11, further, provides that development proposals within the designated Local Green Space will only be supported in very special circumstances.
- 6.6 Paragraph 5.86 to the HNP explains that the HNP local Green Spaces Study sets out the case for each site to be designated as a matter of fact in relation to the qualifying criteria identified within the Framework. Paragraph 5.84, in addition, provides that proposals for development affecting any designated Local Green Space will be determined by the Local Planning Authority on a case-by-base basis, taking account of all relevant material considerations, and that small scale infrastructure/utilities ancillary to the use of land for recreational purposes may be supported.
- 6.7 The HNP Local Green Spaces Study no longer features on the Parish Council's website as an evidence base document to the HNP as suggested by paragraph 5.86. It would, however, appear that relevant information has been incorporated to the adopted Neighbourhood Plan, as suggested at paragraph 7.98 to the independent examiners report where he identifies "*for clarity the relevant information is transposed into the Plan itself.*" Page 60 to the HNP provides the 'matter of fact' description referenced at HNP paragraph 5.86, noting the use of the King's Field as playing fields/football pitches, playground, and skateboard park in addition to the presence of Henfield Tennis Club and Leisure Centre. This matter-of-fact description is considered to strongly indicate that the demonstrably special qualities of the King's Field, which inform its Local Green Space designation, derive from its recreational value, predominantly for sporting and leisure purposes.



- 6.8 The proposed development would introduce new sporting facilities, understood to be made available for public use through future management and operation by Henfield Leisure Centre. The proposed development, therefore, would provide recreational and sporting opportunities to the local community in a manner deemed compatible with the existing use of the King's Field and its special qualities, as described within the HNP, as a Local Green Space. It is, therefore, considered that very special circumstances exist in this instance such that the proposed development can be supported in accordance with Policy 11 to the HNP.
- 6.9 It is acknowledged that some public representations have sought to express concern that the proposed development would reduce the amount of open-space 'freely accessible' to the public. However, the financial barrier to access proposed sporting facilities is not considered to invoke conflict with HNP Policy 11. The HNP, at page 60, identifies the existing Leisure Centre and Tennis Club as features which positively contribute to the recreational value of the King's Field, notwithstanding that such spaces could not be described as 'freely accessible', such as to indicate that the introduction of further serviced sporting facilities would not prove incompatible with the special qualities of the Local Green Space. In any instance, however, the area to be occupied by the proposed courts represents a small proportion of the overall Local Green Space designation, with extensive publicly accessible land available to the north and west. It is not considered, therefore, that the proposed development would realistically prejudice the use of the King's Field for informal recreational purposes such that an objection in this regard would prove reasonable.

Use of Playing Field Land:-

- 6.10 Paragraph 99 to the NPPF provides that "*existing open space, sports and recreational land, including playing fields, should not be built on unless:*
- a.) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
  - b.) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - c.) the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use."*
- 6.11 The definition of "playing field" at Annex 2 to the NPPF confirms that a playing field is to be regarded as "The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015". A playing field, therefore, does not solely comprise land physically contained within the demise of a formal sports pitch, but also the wider site within which pitches are contained. This is a relevant clarification as it is indicated that the proposed courts would not directly encroach into the pitch area of the adjacent 7 vs 7 football pitch but would be located in close proximity to the southernmost extent of that pitch and within its 'run-off' area if the junior football pitch to remain in its current position.
- 6.12 With regard to the first branch (a) of NPPF paragraph 99 there is no suggestion that the existing playing field is surplus to requirements or otherwise redundant, with the junior football pitch adjacent to the proposed development still in active use for football purposes.
- 6.13 In response to the second branch (b) of NPPF paragraph 99, the applicant has sought to provide clarity as to the intended arrangement of football pitches subsequent to the introduction of the proposed Padel courts and in response to an initial request by Sport England. The applicant proposes to arrange the easternmost 7 vs 7 football pitch, that closest to the proposed courts, such that this faces perpendicular to its existing orientation and occupies a space between the existing access from Deer Park and the westernmost 7 vs 7 football pitch. As detailed on plan ref: 2211-01 002 rev D, this rearrangement would

provide a minimum separation of ~14.7m between the proposed courts and edge of the easternmost 7 vs 7 pitch. A minimum separation of ~9.3m would remain between the westernmost 7 vs 7 pitch, which would remain in its existing position.

- 6.14 In response to details of the proposed rearrangement of pitches, Sport England (the statutory consultee) responded to advise that it considered the proposed development to satisfy its own playing pitch exception policy in providing for ancillary facilities supporting the principal use of the site as a playing field, not affecting the quantity of playing pitches or otherwise adversely affecting their use. In coming to this conclusion Sport England were satisfied that the proposal would provide sufficient run-off space between the junior pitches and proposed courts.
- 6.15 The proposed courts, existing Leisure Centre and adjacent junior football pitches are all included within the defined application site (plan ref: 2211-01 001 rev C). It is not known whether the entirety of the site falls within the leasehold title referenced at paragraph 2.7 to the Supporting Planning Statement, such that the applicant can directly alter the arrangement of junior pitches as proposed without the agreement of Henfield Football Club or another relevant body. The absence of information in this regard, however, does not necessarily influence the acceptability of the proposed development in this instance as the use of a negatively worded ('Grampian') condition can prevent the implementation of the proposed development until the relevant 7 vs 7 pitch has been rearranged as proposed.
- 6.16 The latest representation of Henfield Football Club (dated 19.07.2023) indicates an intention to work together with the Leisure Centre on the proposed development after the receipt of certain clarifications and assurances provided to the Football Club outside of this applications process. The lack of objection and indicated intention of the relevant parties to 'work together', provides assurance that there is more than 'no prospect' that the pitches will be repositioned as proposed such that a Grampian style condition is reasonable in this instance, and in the event that the applicant did not have the ability to directly alter the arrangement of pitches in the King's Field.
- 6.17 The rearrangement of junior football pitches would not result in a reduction in the number of playing pitches, or otherwise fail to provide pitches of equivalent quality to those present. Subject to the inclusion of appropriately worded conditions, therefore, it is considered that the minor loss of playing field land can be justified in the context of NPPF Paragraph 99(b).

General Need:-

- 6.18 Policy 43 to the HDPF seeks to afford general support to the provision of new or improved community facilities and services, particularly where these meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study, or otherwise contribute to the provision of Green Infrastructure. Policy 43, also, seeks to ensure that proposals do not lead to the loss of premises in-use, or last used, for community, leisure or cultural purposes, unless equally usable facilities can be conveniently provided nearby.
- 6.19 The Supporting Planning Statement seeks to draw attention to the nature of Padel as a fast-growing sport at paragraph 1.3, consistent with remarks (and the level of support) expressed in relation to the proposed development within public representations. The response of Sport England, as informed by advice received from the Lawn Tennis Association, explains that there is only one other Padel court locally, found at the 'The Triangle', Burgess Hill, which is operating at 93% utilisation.
- 6.20 Padel tennis was not assessed and/or discussed within the latest Open Space, Sport and Recreation Review (2021), though, evidence of a particular need within the Review would only operate to add additional weight to the support afforded by Policy 43 to the development of new and improved community facilities in general. The high-utilisation of

existing Padel facilities at Burgess Hill, as indicated within the Sport England response, together with the good number of representations received in support of the proposed development are suggestive of a local demand which would weigh in favour of a grant of planning permission.

#### **Character, Design and Appearance:**

- 6.21 Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.
- 6.22 Policy 12 to the HNP provides that development will be supported where the design and detailing of development meets relevant requirements of the Henfield Parish Design Statement (2019). In addition, HNP Policy 12, *inter alia*, requires that the scale, density, massing, height, landscape design, layout and materials of new development are of a high quality and reflect the character and scale of its respective surroundings.
- 6.23 The Henfield Parish Design Statement (2019) does not introduce unique expectations for development at the King's Field, which falls within 'Zone C' (Fabian's Way) of Henfield as characterised within the Design Statement, which does recognise that the King's Field forms a linked open-space together with Henfield Cemetery affording distant views towards Black Down and Leith Hill. The Design Statement sets an expectation that development, of all types, should incorporate architectural details and roof-forms appropriate to local character, utilise sustainable materials and have regard to the pattern and layout of traditional village housing.
- 6.24 The proposed courts would occupy a small portion of the overall King's Field to the adjacent north of the existing Leisure Centre building. This section of the King's Field is solely laid to grass, with no features of individual character and/or landscape significance affected by the development proposals. It is, further, not anticipated that the siting and extent of development would unacceptably diminish opportunities for distant views towards Black Down and Leith Hill to be obtained from existing areas of public-open space, as identified within the Parish Design Statement.
- 6.25 The amount and footprint of proposed development is considered proportionate to the existing built-facilities of the Leisure Centre, and would prove subordinate to the existing height and massing of the Leisure Centre. It is, therefore, considered that the proposed development would prove acceptable in terms of its proposed massing and scale.
- 6.26 The appearance and design of the proposed court enclosures, associated open-sided canopy and supporting lighting, naturally, is informed by the intended sporting purpose and use for Padel tennis. Sporting enclosures of similar types, such as cricket cages, football cages and tennis courts are commonly seen in the context of community sporting facilities, and it considered that the proposed development would prove appropriate to the character of its respective setting, which is already informed by the presence and prevalence of sporting facilities and activities undertaken in the vicinity of the proposed development and within the King's Field.
- 6.27 The submitted acoustic and lighting assessments supporting the proposed development are considered to provide confidence that the acoustic and lighting impacts of the proposed development would be experienced at a localised level, without detriment to the townscape character of this part of Henfield.
- 6.28 It is, therefore, considered that the visual and character effects of the proposed development are acceptable, and would comply with the relevant requirements of HDPF Policies 32, 33 and HNP Policy 12.

### **Impacts Upon Neighbouring Occupiers and Users:-**

- 6.29 Policy 33 of the HDPF, *inter alia*, seeks to ensure that development is designed to avoid unacceptable harm to the amenities of nearby occupiers/users of land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development.
- 6.30 Policy 24 of the HDPF, *inter alia*, sets an expectation that development minimises exposure to, and the emission of, pollutants including noise, odour, air and light pollution in order to protect the quality of the District's environments.
- 6.31 Policy 12 to the HNP, *inter alia*, requires that the design of development respects the amenities of occupiers/users of nearby property and land.
- 6.32 The proposed development would be situated ~65m north-east of existing dwellings on Kingsfield, ~85m west of existing dwellings on Parsonage Road and ~120m south of existing dwellings on Deer Park. In light of these separation distances the proposed development would not materially impact upon the receipt of natural light and/or privacy enjoyed by nearby residential occupiers/users of land.
- 6.33 The proposed development is supported by acoustic and lighting assessments, undertaken in accordance with relevant professional standards and guidelines. The Council's Environmental Health team have reviewed these supporting documents, and have indicated within their response that the method, scope and conclusions of the acoustic and lighting assessments are acceptable, with no objection held as to a grant of planning permission.
- 6.34 The proposed courts are proposed to be utilised solely within statutory daytime hours, and not beyond 21:30 on weekdays and 17:00 on weekends, bank and public holidays. Subject to a condition requiring that the proposed hours of operation are adhered to, and that lighting is not operated except in connection with play activity, it is considered that the proposed development would not subject nearby occupiers/users of land to unacceptable levels of acoustic and/or lighting disturbance or would otherwise fail to minimise exposure to light and noise pollution. The proposal, therefore, is considered to comply with the relevant requirements of HDPF Policies 24 and 33, HNP Policy 12 and NPPF paragraph 174(e) in these regards.

### **Parking, Highway Safety and Operation:**

- 6.35 Policy 40 of the HDPF, seeks to ensure that development is appropriately supported by transport infrastructure and encourages a strategic re-balancing away from reliance on the use of the private vehicle as a means of access to jobs, homes, services and facilities. Policy 40, *inter alia*, seeks to ensure that development maintains the existing transport network, is located in areas where a choice of transport modes are available and minimises the distances which people need to travel. Development, in addition, must provide a safe and suitable means of access to vehicles, pedestrians and other highways users.
- 6.36 Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.
- 6.37 Policy 4 to the HNP, *inter alia*, provides that development should demonstrate safe pedestrian routes to community facilities, including recreational facilities, and prevent the

loss of public car parking in the village centre and provide adequate off-road car-parking in accordance with West Sussex parking standards.

- 6.38 The proposed development does not seek to introduce a new point of highway access, or any alteration to existing access and parking arrangements at the Leisure Centre. Within their response the Local Highways Authority consider that existing access and parking arrangements are suitable to support the proposed development, and the non-significant material intensification in movements to/from the site considered to result. Consistent with the conclusions of the Local Highways Authority, therefore, it is considered that the proposed development would avoid unacceptable impacts upon highway safety and/or a cumulative severe impact upon the operation of the highway network in a manner contrary to the requirements of NPPF paragraph 111.
- 6.39 The application site is sustainably located within a local context, likely to be accessible to a large area of Henfield on-foot or cycle, consistent with the aspiration of HDPF Policy 40 in seeking to promote development within locations where a range of sustainable transport options exist. The Leisure Centre already benefits from covered cycle-parking, with the proposed development not considered of a scale which would generate a need for additional cycle-parking capacity beyond that currently available.

### **Ecology:**

#### Ecological Impacts and Biodiversity Net-Gain:

- 6.40 Policy 25 of the HDPF *inter alia*, requires that development safeguards protected species, ensuring no net loss of biodiversity. Policy 31 of the HDPF provides that development which makes a positive contribution to existing biodiversity, including the creation and management of new habitats where appropriate, will be supported.
- 6.41 Policy 10 to the HNP provides that development will be supported where designed to maintain or increase biodiversity. HNP Policy 10, in particular, seeks to encourage the retention of existing trees, hedgerows, woodland and green infrastructure features, and development which incorporates design features intended to promote the conservation of declining species, including swift, swallow, barn owl, nightingale and bats.
- 6.42 NPPF paragraph 174(d) provides that planning policies and decisions should minimise impacts, and provide net-gains for biodiversity, including by establishing coherent ecological networks which are more resilient to current and future pressures.
- 6.43 The proposed development is supported by a professionally conducted Preliminary Ecological Appraisal and Bat Roost Assessment. The submitted Assessment identifies the various features present within the application site and considers the likelihood of protected species being present together with the wider ecological value of existing features. The Assessment considers there to be a low likelihood of impact upon protected mammals, amphibians, birds and invertebrates as a consequence of the proposed development, in-light of the condition and nature of features present in the vicinity of the site and recommends a number of precautionary measures to avoid the possibility of harm to amphibians,
- 6.44 With specific regard to bats, the Assessment considers the existing Leisure Centre building unsuitable for roosting bats, with no evidence of bat activity observed at the Leisure Centre at the time the building was surveyed. The Assessment, however, does identify that the mixed-species hedgerow to the north-east of the proposed courts is suitable for bat commuting and foraging, and advises that a low impact lighting strategy will be implemented to benefit bat foraging and commuting potential. Measures recommended for the low impact lighting strategy include the use of narrow spectrum lighting emitting minimal ultra-violet light, the use of lighting of a 'warm' colour temperature, the introduction

of cowls, shields, hoods and luminaire orientations to contain and avoid unnecessary lighting spread together with the use of sensor triggered lighting to avoid the operation of lighting when not required.

- 6.45 The Preliminary Ecological Appraisal and Bat Roost Assessment post-dates the preparation of the lighting assessment, and is more precise in terms of the assessment of ecological features and necessary measures to minimise impacts upon bats and biodiversity. There is scope for details as to the low-impact lighting measures recommended within the ecological assessments to be secured by way of appropriately worded condition prior to the first operation of floodlighting such as to ensure that that proposed floodlighting is implemented in accordance with the recommendations of the ecological assessment and appropriately minimises impacts upon biodiversity and protected species.
- 6.46 The Preliminary Ecological Appraisal, further, recommends two minor measures to improve and enhance biodiversity, in the form of introducing bat and bird boxes to the existing Leisure Centre and/or nursery building. These enhancements can, also, be secured by way of appropriately worded condition to ensure that the development makes a positive contribution towards biodiversity, in accordance with the provisions of HDPF Policy 31, HNP Policy 10 and NPPF paragraph 174(d).
- 6.46 The submitted ecological assessments have been reviewed by the Council's consultant ecologists, who have advised that the scope, method and conclusions of the ecological assessments are acceptable and that no objections to the development are held in ecological terms, subject to appropriate conditions securing the relevant mitigations, lighting designs and biodiversity enhancements identified within the ecological assessments.

#### Water Neutrality:

- 6.47 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.
- 6.48 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.
- 6.49 As outlined within a submitted water neutrality statement (WNS) the applicant proposes to offset any increased demand for mains-water resources resulting from the new sporting facilities by way of the introduction of new, efficient, cisterns to 10x existing W/Cs within the Leisure Centre.
- 6.50 The WNS models that the proposed measures would deliver a 145 litre/day saving within the existing Leisure Centre, sufficient to offset the anticipated 121.75 litre/day increase in consumption which would be expected if the proposed courts were to be used to the maximum possible occupancy and duration.
- 6.51 The Council has considered the proposed water neutrality strategy in detail in undertaking a formal appropriate assessment. It is considered that WNS has utilised sufficiently precautionary assumptions in respect of the calculation of existing/anticipated occupancy and demand, and as to the resultant efficacy of mitigation measures. The appropriate

assessment, therefore, concludes that the proposed measures would achieve water-neutrality and avoid the possibility of adverse effects upon the integrity of the Arun Valley sites. Natural England have responded to confirm their agreement with the Council's assessment, and as to the absence of adverse effects upon integrity.

- 6.52 The Leisure Centre and proposed courts are in consistent ownership and contained within the defined application site. The proposed mitigations, therefore, are capable of being secured by way of appropriately worded condition necessitating that the proposed mitigations are implemented in full, and thereafter retained, prior to the first operation of the proposed courts. Subject to such a condition the proposed development is considered to satisfy the requirements of Regulation 63 of the Conservation of Habitats and Species (England) Regulations 2017 (as amended), in addition to the relevant requirements of HDPF Policy 31.

**Other Matters:**

- 6.53 The site is not designated as at risk of fluvial, surface-water and/or reservoir flooding, such that flood-risk and drainage concern would reasonably justify planning permission being withheld. The submitted application form indicates that the proposed development is to dispose of surface way by way of sustainable drainage system. This represents the preferred method of disposal, in principle, as identified within HDPF Policies 37 and 38. No details of drainage design are currently available, accordingly it is necessary to secure such detail by way of appropriately worded condition to ensure that the development is adequately drained.

**Conclusions and Planning Balance:**

- 6.54 The application site is located within a defined built-up area boundary, where Policy 3 to the HDPF and Policy 1 to the HNP establish the principle of development in spatial terms. Policy 43 to the HDPF, in addition, operates to afford general support to the development of new and improved community facilities, including sports facilities of the nature subject of this application, and for which a demand would appear to exist.
- 6.55 NPPF Paragraphs 92 and 93 confirm that planning policies and decisions should aim to promote opportunities to encourage social interaction, enable and support healthy lifestyles and opportunities to increase the sustainability of communities, including through the provision of sports facilities. The health and wellbeing benefits to be derived from the proposed development, therefore, should be accorded significant weight in-line with the provisions of the Framework in this regard.
- 6.56 With regard to the use of land designated as Local Green Space, it is considered that very special circumstances exist to justify the use of land designated as Local Green Space, as compatible with the main function of the King's Field for recreational and sporting purposes, in accordance with Policy 11 to the HNP.
- 6.57 It is, similarly, considered that the minor loss of playing field land resulting from the development can be accepted in the context of NPPF paragraph 99(b) if adjacent junior football pitches are re-arranged as proposed such as to ensure no material loss in the quality and quantity of existing pitch provision. This re-configuration is capable of being secured by way of appropriately worded 'Grampian' condition.
- 6.58 It is not considered that the proposed development would unacceptably impact upon local character and appearance, highway safety or operation, flood-risk, protected species and existing habitats or upon neighbouring and nearby users/occupiers of land and property, subject to appropriate conditions. The absence of harm in these regards attracts neutral weight in the planning balance and neither weighs in favour of, or against, a grant of planning permission.

- 6.59 Opportunities to incorporate minor biodiversity enhancements are identified within the submitted ecological assessments, and can be secured by of appropriately worded conditions. The provision of biodiversity enhancements aligns with aspirations promoted by HDPF Policy 31, HNP Policy 10 and NPPF paragraph 174, and are considered to attract moderate weight in favour of a grant of planning permission, recognising the minor nature/scale of the recommended enhancements.
- 6.60 Overall, it is considered that the proposed development is in accordance with the provisions of the development plan, and that no material circumstances exist to justify a departure from the provisions of the development plan. It is, therefore, recommended that planning permission be granted, subject to the conditions recommended below.

## 7. RECOMMENDATIONS

- 7.1 That planning permission be granted, subject to conditions.

### Conditions:

- 1.) **Plans Condition**
- 2.) **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3.) **Pre-Commencement Condition:** Prior to the commencement of the courts, and associated physical infrastructure, hereby approved the 'junior' 7 vs 7 football pitch present to the adjacent north shall be reorientated and repositioned as detailed on the approved site plan (ref: 2211-01 002 revision D) and layout plan (ref: proposed layout 9). The pitch shall, subsequently, remain in that position and orientation.  
  
Reason: To ensure that the proposed development does not result in a material reduction in the quantity and quality of playing pitches and in accordance with Paragraph 99 to the National Planning Policy Framework (2023).
- 4.) **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.  
  
Reason: As this matter is fundamental to ensure that the development is adequately drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).
- 5.) **Pre-Occupation Condition:** Prior to the first operation of the courts hereby approved, all existing W/C cisterns present within the adjacent Henfield Leisure Centre building shall be replaced with 4-litre flushes as detailed at paragraph 5.7 and Appendix D to the approved Water Neutrality Statement (Motion, dated 27.10.2023). The installed water-saving measures shall, thereafter, be retained as detailed, unless replaced with an alternative fitting of equivalent and/or superior water-saving performance.

Reason: To ensure the development is water neutral and avoids an adverse effect upon the integrity of the Arun Valley SAC, SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 182 of the National Planning Policy Framework (2023), and to enable the Authority to discharge its duties pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended).



- 6.) **Pre-Occupation Condition:** Prior to the first operation of the courts hereby approved, full details, including finalised locations, of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall have regard to the recommendations of the approved Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023) at Table 6. The approved enhancement measures shall, subsequently, be implemented as approved in advance of the first operation of the courts and retained as such thereafter.

Reason: To ensure that the approved development delivers opportunities for a proportionate biodiversity enhancement, and in accordance with Policy 31 of the Horsham District Planning Framework (2015), Policy 10 of the Henfield Neighbourhood Plan (2021) and Paragraph 174 of the National Planning Policy Framework (2023).

- 7.) **Pre-Occupation Condition:** Prior to the first operation of the courts hereby approved, and notwithstanding details contained within the approved Lighting Impact Assessment (Mewies Engineering Consultants Ltd, ref: 17951-LIGH-0401, dated May 2023), a detailed lighting design scheme shall be submitted to and approved by the Local Planning Authority in writing. The lighting design scheme shall include details of the positions, orientations, heights, types and specifications of lighting. The lighting scheme shall address the recommendations for the adoption of a low-impact lighting strategy contained within Table 6 to the approved Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023) and the various measures outlined to reduce ecological lighting impacts. The lighting design scheme shall, subsequently, be implemented as approved and retained as such thereafter.

Reason: To ensure that the proposed development minimises its ecological and biodiversity impacts and preserves protected and priority species to the greatest possible extent in accordance with Policies 25 and 31 to the Horsham District Planning Framework (2015) and Paragraph 174 to the National Planning Policy Framework (2023).

- 8.) **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no lighting and/or floodlighting shall be erected, installed or introduced in support of, or association with, the courts hereby approved, except that approved pursuant to the lighting design scheme subject of condition 7 attached to this permission.

Reason: To ensure that the proposed development minimises its ecological and biodiversity impacts and preserves protected and priority species to the greatest possible extent in accordance with Policies 25 and 31 to the Horsham District Planning Framework (2015) and Paragraph 174 to the National Planning Policy Framework (2023).

- 9.) **Regulatory Condition:** Any lighting and/or floodlighting introduced in support of, or association with, the courts hereby approved shall only be operated when the courts are in active use.

Reason: To prevent unnecessary light pollution and to minimise the emission of pollutants in accordance with Policy 24 to the Horsham District Planning Framework (2015).

- 10.) **Regulatory Condition:** The courts hereby approved shall only be operated between the hours of 07:00-21:30 Monday to Friday and 08:00-17:00 on weekends, bank and public holidays.

Reason: To safeguard the living conditions of occupiers/users of nearby residential properties and in accordance with Policy 33 to the Horsham District Planning Framework (2015) and Policy 12 to the Henfield Neighbourhood Plan (2021).

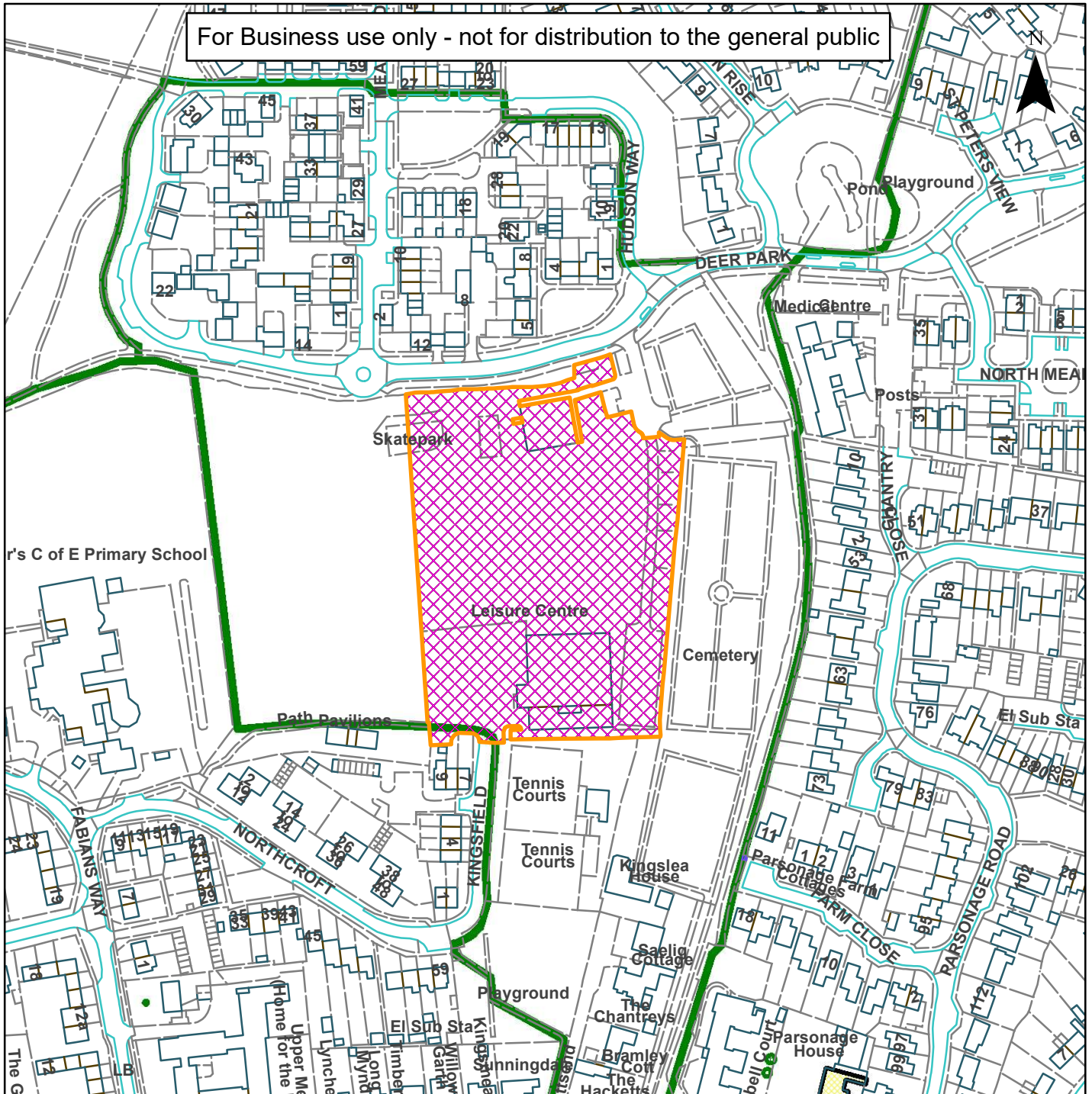
- 11.) **Regulatory Condition:** The development hereby approved shall be implemented in full accordance with the recommended mitigation measures set-out within Table 6 to the approved Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023), including the precautionary working method for amphibians.

Reason: To safeguard protected and priority species and in accordance with the Policies 25 and 31 of the Horsham District Planning Framework (2015) and the provisions of the Wildlife and Countryside Act 1981 (as amended).

Background Papers:  
DC/23/1177



Henfield Sports Centre, Northcroft, Henfield, West Sussex, BN5 9QB



**Scale:** 1:2,500

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Organisation	Horsham District Council
Department	
Comments	
Date	07/12/2023
MSA Number	100023865

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**Horsham  
District  
Council**

# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee South

**BY:** Head of Development and Building Control

**DATE:** 19 December 2023

**DEVELOPMENT:** Erection of a dog grooming/reception building, erection of a stable building for mixed equestrian and dog daycare, change of use of land for exercising dogs and boarding, and associated works

**SITE:** Land at The Old Dairy Blackstone Gate Farm Henfield Road Albourne Hassocks West Sussex BN6 9JJ

**WARD:** Bramber, Upper Beeding and Woodmancote

**APPLICATION:** DC/23/1594

**APPLICANT:** **Name:** Mrs Caroline Jones **Address:** Lavender Cottage Henfield Road Albourne Hassocks BN6 9JJ

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

The Applicant is an immediate relation to an employee of the Council

**RECOMMENDATION:** To refuse planning permission

## **1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

### DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the material change of use of the land for a dog day care business and the overnight boarding of dogs, and the erection of a dog grooming building to be operated as ancillary to the dog day care business, and the erection of a stable building for mixed dog day care and equestrian purposes.

1.3 The dog grooming building is located to the north-east of the site within an area of hardstanding which also provides parking associated with the operation. The building comprises a flat roof and is finished in timber cladding, and includes a dog bath and grooming bench, along with 3no. kennels and reception desk.

- 1.4 The material change of use has been carried out, with the business currently operating from the site and the grooming building and stable building in situ. The development is therefore retrospective. It should be noted that the premises does not have any kind of planning permission for the use of the property for dog day care use or for the boarding of kennels. Evidence suggests that this use has been in operation for some years, although it is unclear as to what capacity.

#### DESCRIPTION OF THE SITE

- 1.5 The application site is located to the west of Henfield Road, outside of any designated built-up area boundary. The site is therefore located within a countryside location in policy terms.
- 1.6 The site comprises a residential dwelling known as Old Dairy East Cottage, along with a number of buildings used for a mix of equestrian and commercial buildings, along with a former sand school and paddocks now separated into exercise fields. An unauthorised residential dwelling known as Lavender Cottage (and subject of planning application DC/23/1595) is also located to the north of the site. The site is bound by trees and hedging to the north, with the eastern boundary defined by close-boarded fencing.
- 1.7 Several residential properties are located to the north and east of the application site, with the wider surroundings comprising open fields and woodland.

## 2. INTRODUCTION

#### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

#### RELEVANT PLANNING POLICIES

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

#### 2.3 **National Planning Policy Framework**

#### 2.4 **Horsham District Planning Framework (HDPF 2015)**

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 29 - Equestrian Development
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

## RELEVANT NEIGHBOURHOOD PLAN

### 2.5 Woodmancote Parish Neighbourhood Plan

Policy 1 – A Spatial Plan for the Parish  
Policy 3 – Design  
Policy 5 – Local Employment  
Policy 7 - Broadband

#### PLANNING HISTORY AND RELEVANT APPLICATIONS

WK/22/99	Erection of stables and construction of manege Site: East Cott Old Dairy Blackstone Gate Farm Henfield Road Albourne	Application Permitted on 29.10.1999
WK/9/01	Extension to stables to form feed store & garage Site: East Cottage Old Dairy Blackstone Gate Farm Henfield Road Albourne	Application Permitted on 29.05.2001
DC/20/1019	Conversion of existing stables to holiday let together with construction of replacement stables	Application Permitted on 30.09.2020

### 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

#### INTERNAL CONSULTATIONS

### 3.2 HDC Environmental Health: Comment

Have no complaints logged against this property, but have dealt with enquiries over noise emanating from the site. The proximity of several domestic properties makes this a noise sensitive site.

The site has been licenced since 2018 as a home boarder. This allows the business to board dogs within their home, and they must live as pets (they must not be kennelled, and must sleep overnight inside the domestic property). The licenced property is The Old Dairy. The current licence allows a maximum of 20 dogs to stay during the day, and 12 of these may stay overnight. The overnight number is based on the amount of space inside the domestic property. Outbuildings cannot be used for boarding.

The Planning Statement mentions that the licence rating of 5 was only achievable because of the amount of outdoor space available. This is not true. There needs to be private outdoor space available, but there is not a size requirement as many people with less space would walk dogs in a public space. Others with more space available often do not take the dogs off site, but this does not set them at a higher standard.

In addition, the licensing team are not aware of a proposal to move the boarding element to the holiday let. This will have a significant impact on the numbers of dogs allowed as it is a much smaller property, and young children live there.

There has been no obvious consideration of noise disturbance from the operation of the business. There have been no official noise complaints logged with this department, but there have been concerns raised. Given that the long term plan is to expand the business, and the extremely close proximity of residential neighbours, we will require a noise management plan for the operation of the site. This must be submitted to this authority, and must be approved in writing before permission can be granted.

Note that a rainwater harvesting system is proposed to supply water to the development. Rainwater harvesting schemes can be highly contaminated, to provide the Local Planning Authority with sufficient confidence that the rainwater harvesting scheme will be maintained

and managed for the lifetime of the development a detailed private water supply management and maintenance plan will therefore need to be submitted support of the application. This plan should be provided by a suitably competent and qualified consultant who specialises in private water supplies.

## OUTSIDE AGENCIES

### 3.3 **WSCC Highways:** Advice

The site is located on Henfield Road, a B-classified road subject to national speed limit in this location.

The site is accessed from an existing vehicular access point on Henfield Road. The Planning Statement states that the site will house up to 20 dogs during the day, and 12 overnight. In addition, the applicant intends to groom up to 12 dogs per week. This would generate an estimated 10-15 customer visits per day, which the LHA considers a reasonable assessment, and is not considered a significant material intensification of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Vehicular parking for three car parking spaces is proposed on-site, which is considered suitable for the proposed development. The nature of the proposed use means that visitors are not anticipated to be parked long at the site, only for the dropping off and picking up of their dogs. On-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

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.

### 3.4 **WSCC Fire and Rescue:** Comment

The nearest fire hydrant for the supply of water for fire fighting is 615 metres away, 440 metres further than the 175 metres required for a domestic premises. If an alternative supply of water for firefighting is to be considered, it will need to conform with the details identified in Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 14.

Evidence is also required to show suitable access for a fire appliance to the site. Sections of the access road appear to be too narrow for the appliance to gain access in an emergency.

### 3.5 **Southern Water:** Comment

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

### 3.6 **Natural England:** Comment.

Natural England concur with the conclusion of the Council's HRA appropriate assessment insofar that further information is required to determine the significance of impacts on designated sites and the scope for mitigation.



## PUBLIC CONSULTATIONS

3.7 **Woodmancote Parish Council:** No Objection

3.8 14 letters of support were received from 12 separate households, and these can be summarised as follows:

- Valuable business as there are no other types in the local area
- Number of dogs kept low
- Little traffic
- Sympathetic to surroundings
- Safety of dogs
- Energy efficient and environmentally friendly
- Ample parking and turning space

3.9 3 letters of objection were received from 3 separate households, and these can be summarised as follows:

- Noise impacts
- Disturbance
- Inappropriate location
- No right of access to land
- Non-compliance with conditions
- Significant increase in level of activity within the countryside
- Impact on tranquillity
- Increased traffic

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

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

6.1 The application seeks full planning permission for the material change of use of the land for a doggy day care business and the overnight boarding of dogs, and the erection of a dog grooming building to be operated as ancillary to the dog day care business, and the erection of a stable building for mixed dog day care and equestrian purposes. The development has been carried out and is therefore retrospective.

### **Principle of Development:**

- 6.2 Policy 10 of the Horsham District Planning Framework (HDPF) states, in part, that sustainable rural economic development and enterprise within the District will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle.
- 6.3 In addition, Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.
- 6.4 Policy 1 of the Woodmancote Parish Neighbourhood Plan states that development proposals within the Parish will be supported and the re-use of previously-developed sites will be encouraged provided they accord with other provisions of the Neighbourhood Plan and development plan; that the proposals are of high quality design and appropriate in scale, massing and character; where appropriate they preserve the significance of the Blackstone Conservation Area; and, they will not undermine the landscape and character of the Parish nor the setting of the South Downs National Park.
- 6.5 Policy 5 of the Woodmancote Parish Neighbourhood Plan states that proposals to expand an existing employment or business use will be supported, provided any adverse impact on flood risk, local amenity, traffic, noise and landscape can demonstrate proven and deliverable mitigation.
- 6.6 The application seeks the change of use of the land to allow for the exercising of dogs as part of the dog day care services and overnight dog boarding, along with the erection of a dog grooming building and stable building (for mixed dog day care and equestrian purposes).
- 6.7 The Planning Statement outlines that the Applicant offers day care and boarding services to dogs, along with dog grooming services. The business benefits from a licence which allows day care services for up to 20 dogs, with a boarding licence specific to the dwelling known as Old Dairy East Cottage (located within the red outline) allowing overnight stays for up to 12 dogs. The dog grooming activities run in conjunction with the day care services, with the majority of dogs present at the site for day care or boarding purposes. The new stable building is proposed to be used for mixed purposes to enable the continued stabling of the Applicant's horses.
- 6.8 The application also seeks to regularise the dog boarding activity which currently benefits from a licence for up to 12 dogs. Overnight dog boarding takes place within the property known as Old Dairy East Cottage, where the licence specifies that the dogs must live as pets (they must not be kennelled and must sleep overnight inside the domestic dwelling).
- 6.9 The development provides a service to the rural locality and would contribute to the wider rural economy. The proposed use would not be unexpected within a rural locality and would contribute to sustainable rural development. While recognised that the proposal has increased the level of activity within the countryside location, this is not considered to be

significant, where the economic and public benefits arising from the development outweigh the harm as identified.

- 6.10 For these reasons, it is considered that the development is acceptable in principle, subject to all other material considerations.

**Design and Appearance:**

- 6.11 Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, Policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit. Development should ensure that the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.
- 6.13 Policy 3 of the Woodmancote Parish Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size. Development proposals will be expected to use high quality, local vernacular building materials and finishes.
- 6.14 The application proposes to utilise land to the south of the complex of building as exercise fields and paddock. From the site visit, these have been divided into smaller fields through the provision of stock fencing. A timber building has been erected to the south-eastern corner of the site (adjacent to the shared boundary with Old Dairy West, with the new stable building replacing a former building and located to the north of the site. An area of hardstanding to the north-east of the site is used for parking purposes.
- 6.15 The dog grooming building is of a flat roof, timber construction extending to a height of 2.6m. The building is considered to be of a modest scale, which would sit comfortably within the context of the site. While incorporating a flat roof, the building is considered to be of an appearance that reflects other buildings within the complex, which due to its siting, would be well-related to other buildings. It is not therefore considered that the building results in harm to landscape character. In addition, the building would not be visible from public vantage points, and the visual harm is therefore considered to be limited.
- 6.16 The stable building has replaced a former building, extending to a similar footprint and height to that previously present on the site. The building sits within the complex of buildings comprising the site, and is considered to be of a scale, proportion, and form that reflects the rural character of the locality. The development is not therefore considered to result in visual harm or harm to the landscape character of the area.
- 6.17 The development when considered as a whole is considered to relate appropriately to the rural landscape character and is considered to be designed to reflect the character and appearance of existing buildings within the site and the wider area. While the subdivision of the former paddocks has altered the field pattern of the immediate setting, it is not considered that this results in significant adverse harm to the landscape character of the area. For these reasons, the development is considered to accord with the above policies.

**Amenity Impacts:**

- 6.18 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 6.19 Policy 5 of the Woodmancote Parish Neighbourhood Plan states that development proposals should be laid out to avoid harming the amenities of adjoining residential properties.
- 6.20 Paragraph 130 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area; establish or maintain a strong sense of place to create attractive and welcoming places; and create places that are safe, inclusive and accessible, with a high standard of amenity of existing and future users. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by "...preventing new and existing development from contributing to, being out at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability..." Paragraph 187 furthers that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Where the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, the Applicant should be required to provide suitable mitigation. Paragraph 183 of the NPPF continues that *"the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions."*
- 6.21 Residential amenity for the purposes of planning does not focus solely on whether a statutory noise nuisance would occur as a result of the proposed development, but rather gives consideration to other forms of disturbance. Significant loss of amenity will often occur at lower levels of emission than would constitute a statutory nuisance. It is therefore important for planning authorities to consider properly, loss of amenity from noise in the planning process in a wider context and not just from the limited perspective of statutory nuisance.
- 6.22 The application relates to the change of use of land for dog day care and boarding purposes, along with the provision of dog grooming facilities. The Planning Statement advises that the dog day care business is licenced for up to 20 dogs, with the property known as Old Dairy East Cottage (located within the red outline) licenced for overnight boarding of up to 12 dogs. The Application Form advises that the opening hours are between 07:30 and 18:00 Monday to Sunday, including bank holidays.
- 6.23 The nearest residential properties are located to the north and east of the site, with Blackstone Gate Farm House located approximately 20m to the north (and separated by an ancillary building serving this dwelling) with Old Dairy West and South Oaks located immediately to the east.
- 6.24 Following consultation with HDC Environmental Health, it is recognised that the site is located in close proximity to a number of residential properties, where the site is considered to be noise sensitive. The site benefits from a licence to board 12 dogs within Old Dairy East Cottage, where they must live as pets (they must not be kennelled and must sleep overnight inside the domestic dwelling). The overnight number is based on the amount of space inside the domestic property. The current licence allows a maximum of 20 dogs to stay during the day.
- 6.25 The HDC Environmental Health Officer notes that there has been no consideration of noise disturbance from the operation of the business, but it is acknowledged that no official noise complaints have been logged by the Department, albeit that concerns have been raised. It is suggested that a Noise/Site Management Plan be submitted for the operation of the site.

It is considered that this could be reasonably secured by condition, where conditions restricting the opening hours of the site and the number of dogs kept at the site during the day/evening could also be imposed.

- 6.26 While such conditions could be reasonably imposed to control noise and activities associated with the operation of the site, there are some concerns regarding the proximity of the site access to nearby residential properties, and the potential harm arising through noise and disturbance in this regard.
- 6.27 The application relates to dog day care services for up to 20 dogs, where these dogs are dropped off and picked up by the owners. There is no evidence to suggest that the business offers a pick-up/drop-off service, where the development could result in up to 20 vehicle movements in the morning and 20 vehicle movements in the evening. No detailed information has been provided to suggest that pick-up and drop-off times are staggered, with the number of movements and associated activity in close proximity to the nearby residential properties, likely to result in harm through noise and disturbance. It is however considered that staggered pick up and drop off of dogs to limit the number of vehicles arriving and leaving the site at one time could be managed, with such operation limiting the intensity of vehicle movements. Further details of a staggered pick up and drop of procedure could be provided as part of the Noise/Site Management Plan, and it is considered that this would overcome the concerns raised above.
- 6.28 Subject to conditions to limit hours of operation, the number of dogs at the site, and management of the site, it is considered that the development would result in no significant adverse harm to the amenities of nearby residential properties.

#### **Highways Impacts:**

- 6.29 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.30 Policy 5 of the Woodmancote Parish Neighbourhood Plan states that development should provide adequate off-road car parking in line with the WSCC residential parking standards and the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand.
- 6.31 The application site benefits from an existing access from Henfield Road. The access track passes the residential properties of Blackstone Gate Farm House, Old Dairy East Cottage, and Old Dairy West, with the latter properties positioned immediately to the south of the access.
- 6.32 WSCC Highways, as the Local Highways Authority, consider that the development would not result in a significant material intensification in use of the existing access point. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.
- 6.33 It is noted that parking for 3no. vehicles is available on-site, which the Local Highways Authority considers is suitable for the development. On-site turning appears to be achievable, allowing vehicles to exit the site in forward gear. The Local Highways Authority do not therefore consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.
- 6.34 It is however noted that this parking area would be shared between the dwelling subject of this application and the dog day care/boarding/grooming business operating from the wider site. When considered cumulatively, the area available for parking is considered to be limited,

particularly given the likelihood that cars associated with the residential dwelling would likely be present at the site during drop off and pick up times. It has not therefore been demonstrated to the satisfaction of the Local Planning Authority that sufficient parking would be available to meet the needs of anticipated users.

**Climate change:**

- 6.35 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.
- 6.36 Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:
- Requirement to provide full fibre broadband site connectivity
  - Dedicated refuse and recycling storage capacity
  - Cycle parking facilities
  - Electric vehicle charging points
- 6.37 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

**Water Neutrality:**

- 6.38 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.
- 6.39 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.
- 6.40 The Applicant has submitted a Water Neutrality Statement received on 17.11.2023 by Plainview. The Statement refers to the both the subject development and a separate application for the erection of a dwelling under reference DC/23/1595 (also to be considered at the Planning South Committee meeting).
- 6.41 Specific to this current application, the Water Neutrality Statement outlines the proposed baseline arising from the dog day care and boarding facilities, dog grooming facilities, and equestrian activities.
- 6.42 Based upon the calculations provided within the Water Neutrality Statement, the total demand arising from all development across the site would be as follows:
- 20 litres per day for drinking water associated with the dog day care
  - 14 litres per day staff demand
  - 17.14 litres per day dog grooming activities
  - 56.25 litres per day equestrian activities
  - 271.1 litres per day for dwelling
  - Total: 378.49 litres per day

- 6.43 The Statement outlines that rainwater would be harvested from the roof of the dog grooming building. It is stated that the average monthly rainfall is approximately 63mm, where it is indicated that approximately 1,760 litres of water could be collected each month (based upon a collection area of 35sqm). It is stated that a rainwater harvesting tank of 1,500 litres is proposed which would be sufficient for 35-day drought capacity. The Applicant also suggests a condition restricting the number of horses to be kept at the site. It is not however considered that such condition would be enforceable, and it could not therefore be relied upon as a form of mitigation.
- 6.44 There are however a number of issues with regard the certainty of these figures provided. No evidence has been provided to demonstrate with certainty that the assumed 1 litre per day figure accurately reflects the drinking demands of an individual dog. The Council are aware of other applications where drinking demand has been stated to be 1.5 litres per dog, with the figure provided in the subject Water Neutrality Statement unsupported by evidence. As such, there is some ambiguity with regard to the drinking water demand figure provided. It is also noted that no details regarding any requirements to wash dogs, clean equipment, or relevant laundry needs have been provided. This relates to both the day care activities and the boarding activities. It is therefore considered that insufficient information has been received in this regard.
- 6.45 The Statement outlines that there is 1no. full-time member of staff serving the business, alongside 1no. part-time staff, with the intention to hire an additional 1no. part-time staff member in the future. However, for the purposes of the Statement, only 1no. full-time member of staff has been referenced. It is advised that this is due to the Applicant previously living on site, so that no additional water demand has arisen. For the purposes of water neutrality and assessing water demand, this is not however considered appropriate, and it would be anticipated that the Statement take account of all staff working from the site.
- 6.46 No BREAM Calculator has been provided to quantify the demands for staff arising from the development (to include toilet use, wash basin, kitchen requirements, washing etc). As such, it is considered that insufficient information has been provided to demonstrate with certainty, the demand arising from employees at the site.
- 6.47 Furthermore, no flow rate for the shower/tap relating to the hydrobath used for dog grooming has been provided, and it is unclear whether dog grooming practices require the hydrobath to be filled or whether a tap continuously flows over the duration of the grooming session. While the full capacity of the hydrobath is noted, it is unclear whether this is a true reflection of grooming practice, and whether this truly reflects the water demand arising from the activity.
- 6.48 It was noted during the site visit that 2no. ponies were kept on the site (as well as the stallion as referenced in the Statement). The drinking water and washdown/cleaning needs of these ponies have not been taken into account as part of the Statement. As such, it is considered that insufficient information has been provided with regard to the equestrian activities.
- 6.49 The Water Neutrality Statement refers to a former equestrian use of the site to demonstrate an existing baseline, where it is stated that 8 horses (including a stallion) were kept at the site. It outlines that each horse kept at the site drank between 1 and 2no. 40-litre buckets of water per day. The Statement uses a conservative estimate of 50 litres per day per horse to establish the baseline, with the drinking water needs of the horses stated to be "at least 400 litres per day". The Statement continues that in addition to drinking water, horses were washed down and stables regularly cleaned using a hose. A conservative estimated flow rate of a hose is stated to be between 5 and 10 litres per minute. The Statement concludes that the estimated daily water consumption from previous equestrian demand on the site was 450 litres per day or 3,150 litres per week for the 8 horses kept at the site.

- 6.50 As outlined above, the figures presented within the Water Neutrality Statement have not been supported by evidence, with a number of assumptions made, and insufficient information has been provided to address all water consuming activities. For these reasons, it is considered that insufficient information has been provided to demonstrate the overall water demand arising from the development.
- 6.51 An Appropriate Assessment has been carried out, where it has been concluded that insufficient information has been provided to demonstrate with certainty the existing and proposed baseline. In addition, there are some concerns with the mitigation measures proposed. When considered in totality, it cannot therefore be concluded that the mitigation measures would be sufficient to address the water demands arising from the development as a whole. Natural England have been consulted on the Appropriate Assessment,

**Conclusions:**

- 6.52 While the development would contribute to the wider rural economy and would provide some social and economic benefits in this regard, it has not been demonstrated to the satisfaction of the Local planning Authority that sufficient parking space would be available to meet the needs of the development and other users, and insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.
- 6.53 The benefits arising from the development would not outweigh the harm as identified above, and the development is therefore recommended for refusal.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.54 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.

**It is considered that this development constitutes CIL liable development.**

Use Description	Proposed	Existing	Net Gain
All Other Development	147.08		147.08
	<b>Total Gain</b>		
	<b>Total Demolition</b>		

- 6.55 Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.
- 6.56 Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.57 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.



## **7. RECOMMENDATIONS**

7.1 To refuse the application for the following reasons:

- 1 It has not been demonstrated to the satisfaction of the Local Planning Authority that sufficient parking to meet the needs of the development would be available on-site. The development is therefore considered to be contrary to Policy 41 of the Horsham District Planning Framework (2015).
- 2 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Background Papers: DC/23/1594

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# 07) DC/23/1594

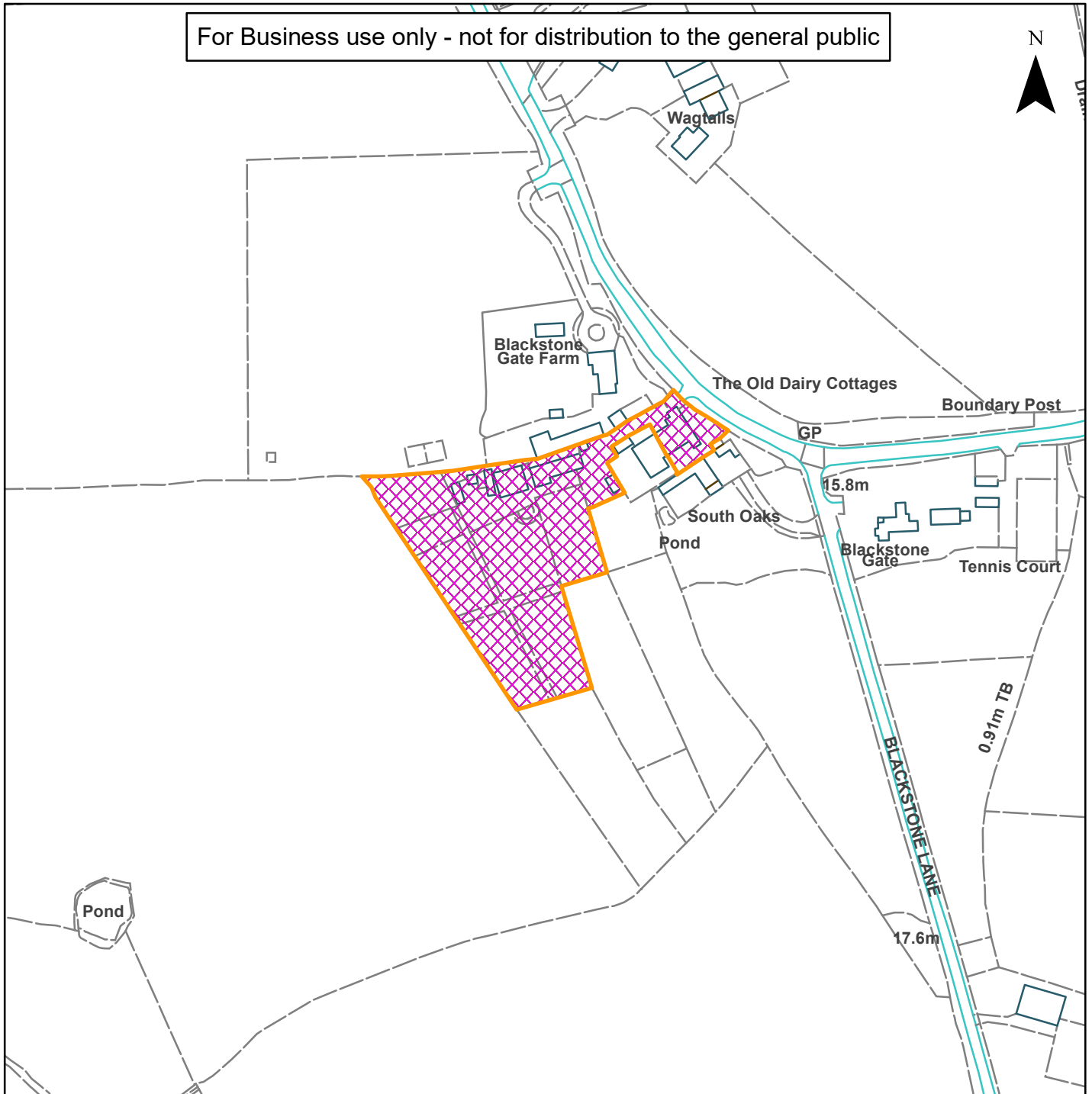


## Horsham District Council

Land at The Old Dairy, Blackstone Gate Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9JJ

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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/12/2023
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**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee

**BY:** Head of Development and Building Control

**DATE:** 19 December 2023

**DEVELOPMENT:** Erection of a new dwelling.

**SITE:** Lavender Cottage Blackstone Gate Farm Henfield Road Albourne Hassocks West Sussex BN6 9JJ

**WARD:** Bramber, Upper Beeding and Woodmancote

**APPLICATION:** DC/23/1595

**APPLICANT:** **Name:** Mrs Caroline Jones **Address:** Lavender Cottage Henfield Road Albourne Hassocks BN6 9JJ

**REASON FOR INCLUSION ON THE AGENDA:** The Applicant is an immediate relation to an employee of the Council

**RECOMMENDATION:** To refuse planning permission

### **1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

#### DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the erection of a 3-bed residential dwelling. The dwelling has been constructed and is currently occupied. The development is therefore retrospective.

1.3 The dwelling is located to the north of the site, having replaced a former stable building (previously subject of planning permission for conversion to a 3-bed holiday-let unit) and is finished in timber cladding with a shallow pitched roof.

#### DESCRIPTION OF THE SITE

1.4 The application site is located to the west of Henfield Road, outside of any designated built-up area boundary. The site is therefore located within a countryside location in policy terms.

1.5 The site comprises an unauthorised residential dwelling known as Lavender Cottage located to the north of the site. A number of other buildings are located within proximity to this dwelling, and utilised for a mix of equestrian, dog day care, and dog grooming purposes (subject to planning application DC/23/1594). The site is bound by trees and hedging to the north, with the eastern boundary defined by close-boarded fencing.

- 1.6 Several residential properties are located to the north and east of the application site, with the wider surroundings comprising open fields and woodland.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

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

#### 2.3 National Planning Policy Framework

#### 2.4 Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 20 - Rural Workers Accommodation
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

### RELEVANT NEIGHBOURHOOD PLAN

#### 2.5 Woodmancote Parish Neighbourhood Plan

- Policy 1 – A Spatial Plan for the Parish
- Policy 3 – Design
- Policy 5 – Local Employment
- Policy 7 – Broadband

### PLANNING HISTORY AND RELEVANT APPLICATIONS

WK/19/92	Conversion of milking parlour into 2 semi-detached cottages Site: Blackstone Gate Farm Henfield Rd Woodmancote	Application Permitted on 19.11.1992
DC/20/1019	Conversion of existing stables to holiday let together with construction of replacement stables	Application Permitted on 30.09.2020

## 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

#### INTERNAL CONSULTATIONS

- 3.2 **HDC Environmental Health:** Comment

Noise Assessment required to address noise arising from the dog day care/boarding business.

#### OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** Advice

The site is located on Henfield Road, a B-classified road subject to national speed limit in this location.

The site is accessed from an existing vehicular access point on Henfield Road. The addition of one dwelling is not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be suitable space within the site for this parking demand to be accommodated, with space for on-site turning to be achievable.

No details of cycle parking have been provided, although the LHA acknowledge the rural site location whereby cycling may not be a viable option. If the LPA believe cycle parking is justifiable for this application, the applicant should demonstrate secure and covered cycle parking provision for at least two bicycles.

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.

- 3.4 **WSCC Fire and Rescue:** Comment

The nearest fire hydrant for the supply of water for fire fighting is 615 metres away, 440 metres further than the 175 metres required for a domestic premises. If an alternative supply of water for firefighting is to be considered, it will need to conform with the details identified in Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 14.

Evidence is also required to show suitable access for a fire appliance to the site. Sections of the access road appear to be too narrow for the appliance to gain access in an emergency.

- 3.5 **Southern Water:** Comment

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

#### PUBLIC CONSULTATIONS

- 3.6 **Woodmancote Parish Council:** No Objection

3.7 1 letters of objection were received from 3 separate households, and these can be summarised as follows:

- Noise impacts
- Disturbance
- Inappropriate location
- No right of access to land
- Non-compliance with conditions
- Significant increase in level of activity within the countryside
- Impact on tranquillity
- Increased traffic

3.8 9 letters of support were received from 7 separate households, and these can be summarised as follows:

- In keeping with the surroundings and sympathetic
- No different to what would be expected within a rural area
- Minimal traffic
- No noise
- Extra planting of trees

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

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**

6.1 The application seeks full planning permission for a 3-bed residential dwelling. The dwelling has been constructed and is currently occupied. The development is therefore retrospective.

##### **Principle of Development:**

6.2 The application seeks full planning permission for the erection of a 3-bed residential dwelling. The application site previously benefitted from planning permission for the conversion of an existing stable building to a holiday-let. Following this permission, the existing building was demolished, and the building subject of the current application erected on site. The development therefore represents new build residential development within the countryside.



- 6.3 As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the Horsham District Planning Framework (HDPF) are of relevance in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built-up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge. The application site is not identified in the Local Plan and is not allocated within an adopted Neighbourhood Plan. The proposed development would not therefore accord with the spatial strategy expressed through Policies 3 and 4 of the HDPF.
- 6.4 Policy 1 of the Woodmancote Parish Neighbourhood Plan states that development proposals within the Parish will be supported and the re-use of previously-developed sites will be encouraged provided they accord with other provisions of the Neighbourhood Plan and development plan; that the proposals are of high quality design and appropriate in scale, massing and character; where appropriate they preserve the significance of the Blackstone Conservation Area; and, they will not undermine the landscape and character of the Parish nor the setting of the South Downs National Park.
- 6.5 Paragraph 79 of the NPPF states that "to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."
- 6.6 Paragraph 80 of the NPPF continues that "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 dwelling; or
  - e) the design is of exceptional quality, in that it:
    - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 6.7 The term "isolated" is not defined within the National Planning Policy Framework, but case law has confirmed that it should be given its ordinary objective meaning of remote and far away from other places, buildings and people, and separate or remote from a settlement, services, and facilities. It was concluded in the Braintree Judgement that a settlement would not necessarily exclude a cluster of dwellings. The application site is located within close proximity to a number of residential dwellings and other buildings, and given this spatial context is not considered to be "isolated" in its truest sense, and does not therefore engage the considerations of paragraph 80.
- 6.8 In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered

essential and appropriate in scale; whilst also meeting one of four criteria. These criteria includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The development does not meet any of this criteria, nor is it considered to be essential to the countryside location, and does not therefore comply with Policy 26 of the HDPF.

- 6.9 The development would provide 1no. private market dwellings on a site located outside of a built-up area boundary, where such development would be contrary to the overarching spatial strategy as expressed through Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).
- 6.10 Notwithstanding this, it is noted that the site represents Previously Developed Land, where this is a material consideration of some weight in the consideration of the application.
- 6.11 Policy 2 of the HDPF states that the effective use of land by reusing land that has been previously developed (brownfield land) will be encouraged provided that it is not of high environmental value. The aim of this policy is to encourage the appropriate re-use of brownfield sites in sustainable locations, locating new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place, or in places where these can be realistically provided.
- 6.12 Paragraph 119 of the NPPF states that "planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions." Paragraph 120 continues that planning policies should encourage multiple benefits from both urban and rural land; recognise that some undeveloped land can perform many functions; give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs; and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
- 6.13 While it is acknowledged that the application site comprises previously developed land, the spatial strategy and directive from the NPPF guides development to previously developed land within settlements, where it is considered to be more sustainable. The application site would be located outside of a designated settlement boundary and would be located at a distance from amenities, facilities, and services. While the development would contribute to an identified housing need (as discussed in more detail in the following section) the development is not considered to be located within a sustainable location. The weight to be afforded the re-use of previously developed land is therefore considered to be limited.
- 6.14 Whether this policy conflict is outweighed by other material considerations is considered in the 'Conclusions and Planning Balance' section of this report.

#### **Design and Appearance:**

- 6.15 Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, Policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit. Development should ensure that

the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.

- 6.16 Policy 3 of the Woodmancote Parish Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size. Development proposals will be expected to use high quality, local vernacular building materials and finishes.
- 6.17 The dwelling as constructed comprises a single storey building finished with horizontal timber cladding and a shallow pitched roof. The building is of a similar form to the previous stable building on the site, and has been designed to reflect the utilitarian character of similar buildings within the site and surroundings. The development is not therefore considered to result in adverse visual impact. In addition, the building retains its relationship with other buildings on the site and it is not considered that the development would result in harm to the wider rural landscape.
- 6.18 For these reasons, the dwelling is considered to accord with the above policies.

#### **Amenity Impacts:**

- 6.19 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 6.20 Policy 5 of the Woodmancote Parish Neighbourhood Plan states that development proposals should be laid out to avoid harming the amenities of adjoining residential properties.
- 6.21 The application site is located to the west of several residential properties, including Blackstone Gate Farm to the north, Old Dairy West and Old Dairy East Cottage to the east, and South Oaks to the south-east. The subject building is positioned to the north of the site, separated by an ancillary building serving Blackstone Gate Farm to the north, and associated hardstanding and closeboarded fencing separating the site from Old Dairy West to the east.
- 6.22 Matters of amenity were considered as part of an earlier planning permission to convert the stable to holiday-let accommodation. It was concluded that given the single storey nature of the and the retention of the northern boundary hedge, the proposed development would not cause harmful loss of privacy. Given the generous separation distance to the neighbouring properties to the east and south-east, it was considered that the development would not cause any loss of amenity to these neighbouring occupiers. Furthermore, it was not anticipated that the activities associated with the proposal would cause any significant noise disturbance to the occupiers of neighbouring properties.
- 6.23 The dwelling as constructed replaced the stable building approved for conversion, with the resulting dwelling sited to a similar position as the former stable building, and of a similar scale and form. The separation distances have remained similar, albeit that the hedging along the northern boundary has been removed. It is however considered that the separation distances are sufficient to limit loss of privacy and amenity.
- 6.24 When considered alongside the dog day care/boarding/grooming/equestrian activities undertaken on the wider site, it is not considered that the resulting level of activity would be of an intensity or level that would result in adverse harm to the amenities of neighbouring properties.

- 6.25 The dwelling subject of the current application is located within close proximity of the land associated with the dog day care, boarding, and grooming operation (subject of planning reference DC/23/1594). The physical relationship between the dwelling and these activities has the potential to result in noise and disturbance to future occupiers. No detailed Noise Assessment has been submitted, and no mitigation measures have been proposed to address potential impacts in this regard. It has not therefore been demonstrated to the satisfaction of the Local Planning Authority that the dwelling would not be adversely impacted by noise and associated activity.
- 6.26 While a condition could be imposed to restrict the occupation of the dwelling to a person employed by the dog day care/boarding/grooming business, this would only be reasonable if a need for such accommodation had been demonstrated. In the absence of such a need, it would not be reasonable to impose such a condition.
- 6.27 For these reasons, it has not been demonstrated to the satisfaction of the Local Planning Authority that the development would not be adversely impacted by noise and disturbance arising from the activities on the wider site, contrary to Policy 32 of the Horsham District Planning Framework (2015) and paragraphs 174, 185 and 187 of the NPPF.

**Highways Impacts:**

- 6.28 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.29 Policy 5 of the Woodmancote Parish Neighbourhood Plan states that development should provide adequate off-road car parking in line with the WSCC residential parking standards and the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand.
- 6.30 The application site benefits from an existing access from Henfield Road. The access track passes the residential properties of Blackstone Gate Farm House, Old Dairy East Cottage, and Old Dairy West, with the latter properties positioned immediately to the south of the access.
- 6.31 It is noted that parking for 3no. vehicles is available on-site, which the Local Highways Authority considers is suitable for the development. On-site turning appears to be achievable, allowing vehicles to exit the site in forward gear. The Local Highways Authority do not therefore consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.
- 6.32 It is however noted that this parking area would be shared between the dwelling subject of this application and the dog day care/boarding/grooming business operating from the wider site. When considered cumulatively, the area available for parking is considered to be limited, particularly given the likelihood that cars associated with the residential dwelling would likely be present at the site during drop off and pick up times. It has not therefore been demonstrated to the satisfaction of the Local Planning Authority that sufficient parking would be available to meet the needs of anticipated users.

**Climate change:**

- 6.33 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

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

**Water Neutrality:**

- 6.36 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.
- 6.37 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.
- 6.38 The Applicant has submitted a Water Neutrality Statement received on 17.11.2023 by Plainview. The Statement refers to the both the subject development and a separate application for the dog day care and boarding facilities, dog grooming facilities, and equestrian activities. under reference DC/23/1594 (also to be considered at the Planning South Committee meeting).
- 6.39 Specific to this current application, the Water Neutrality Statement outlines the proposed baseline arising from the 3-bed dwelling. The Water Neutrality Statement outlines that the requirements of Building Regulations limited the water usage of the dwelling to 110 litres per person per day. Based upon the average occupancy for a 3-bed dwelling of 2.47, the Statement outlines that the demand arising from the development is 271.1 litres per day.
- 6.40 No Part G Water Calculator has been provided to demonstrate that the dwelling as built complies with the suggested 110 litres per person per day water demand. Furthermore, no specification of the fixtures and fittings as installed has been provided. On this basis, insufficient information has been provided to demonstrate the demand arising from the development.
- 6.41 The Water Neutrality Statement refers to a former equestrian use of the site to demonstrate an existing baseline, where it is stated that 8 horses (including a stallion) were kept at the site. It is outlined that each horse kept at the site drank between 1 and 2no. 40-litre buckets of water per day. The Statement uses a conservative estimate of 50 litres per day per horse to establish the baseline, with the drinking water needs of the horses stated to be “at least 400 litres per day”. The Statement continues that in addition to drinking water, horses were washed down and stables regularly cleaned using a hose. A conservative estimated flow rate of a hose is stated to be between 5 and 10 litres per minute. The Statement concludes that the estimated daily water consumption from previous equestrian demand on the site was 450 litres per day or 3,150 litres per week for the 8 horses kept at the site.
- 6.42 As outlined above, the figures presented within the Water Neutrality Statement have not been supported by evidence, with a number of assumptions made, and insufficient

information has been provided to address all water consuming activities. For these reasons, it is considered that insufficient information has been provided to demonstrate the overall water demand arising from the development.

- 6.43 An Appropriate Assessment has been carried out, where it has been concluded that insufficient information has been provided to demonstrate with certainty the existing and proposed baseline. In addition, there are some concerns with the mitigation measures proposed. When considered in totality, it cannot therefore be concluded that the mitigation measures would be sufficient to address the water demands arising from the development as a whole. Natural England have been consulted on the Appropriate Assessment, where they have concurred with the conclusions of the Appropriate Assessment.
- 6.44 For the reasons outlined above, insufficient information has been provided to demonstrate with certainty the existing and proposed baseline. In addition, there are some concerns with the mitigation measures proposed. When considered in totality, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

#### **Conclusions and Planning Balance:**

- 6.45 The application proposes housing development on a rural site not allocated for development within the HDPF or made Neighbourhood Plan. The proposal in principle therefore runs contrary to Policies 2, 4 and 26 of the Horsham District Planning Framework (2015). It has also not been demonstrated to the satisfaction of the Local Planning Authority that the development would not be adversely impacted by noise and disturbance arising from nearby commercial activities, nor that sufficient parking to meet the needs of anticipated users would be available on site. This harm runs contrary to Policies 32, 33, and 41 of the Horsham District Planning Framework (2015) and weighs significantly against the grant of planning permission. Furthermore, insufficient information has been provided to demonstrate that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.
- 6.46 The Council cannot current demonstrate a five year supply of deliverable housing sites therefore for the purposes of decision making the presumption in favour of sustainable development within Paragraph 11(d) of the NPPF applies. Paragraph 11(d) states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Footnote 7 confirms that the policies referred to in the Framework are those relating to, among others, habitat sites. In this instance, insufficient information has been provided to demonstrate that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites. Paragraph 11(d) is not therefore engaged in this instance.
- 6.47 Policies 2, 4 and 26 are considered out of date and as determined by recent appeal inspectors now carry only moderate weight in decision-making.

- 6.48 While the current housing shortfall is a material consideration of significant weight, it has not been demonstrated that the development would not be adversely impacted by noise and disturbance arising from nearby commercial activities, nor that sufficient parking to meet the needs of anticipated users would be available on site. These matters would not be significantly and demonstrably outweighed by the benefits arising from the modest contribution of the dwelling to the Council's housing supply. The benefit of the housing also does not outweigh the possible adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction. The application is recommended for refusal on this basis.

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.49 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.

**It is considered that this development constitutes CIL liable development.**

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	131.46		131.46
	<b>Total Gain</b>		
	<b>Total Demolition</b>		

- 6.50 Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.
- 6.51 Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.52 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

## **7. RECOMMENDATIONS**

- 7.1 To refuse the application for the following reasons:

- 1 The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2021) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).
- 2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the development would not be adversely impacted by noise and disturbance arising from the activities on the wider site, contrary to Policy 32 of the Horsham District Planning Framework (2015) and paragraphs 174, 185 and 187 of the NPPF.
- 3 It has not been demonstrated to the satisfaction of the Local Planning Authority that sufficient parking to meet the needs of the development would be available on-site.

The development is therefore considered to be contrary to Policy 41 of the Horsham District Planning Framework (2015).

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

Background Papers: DC/23/1595



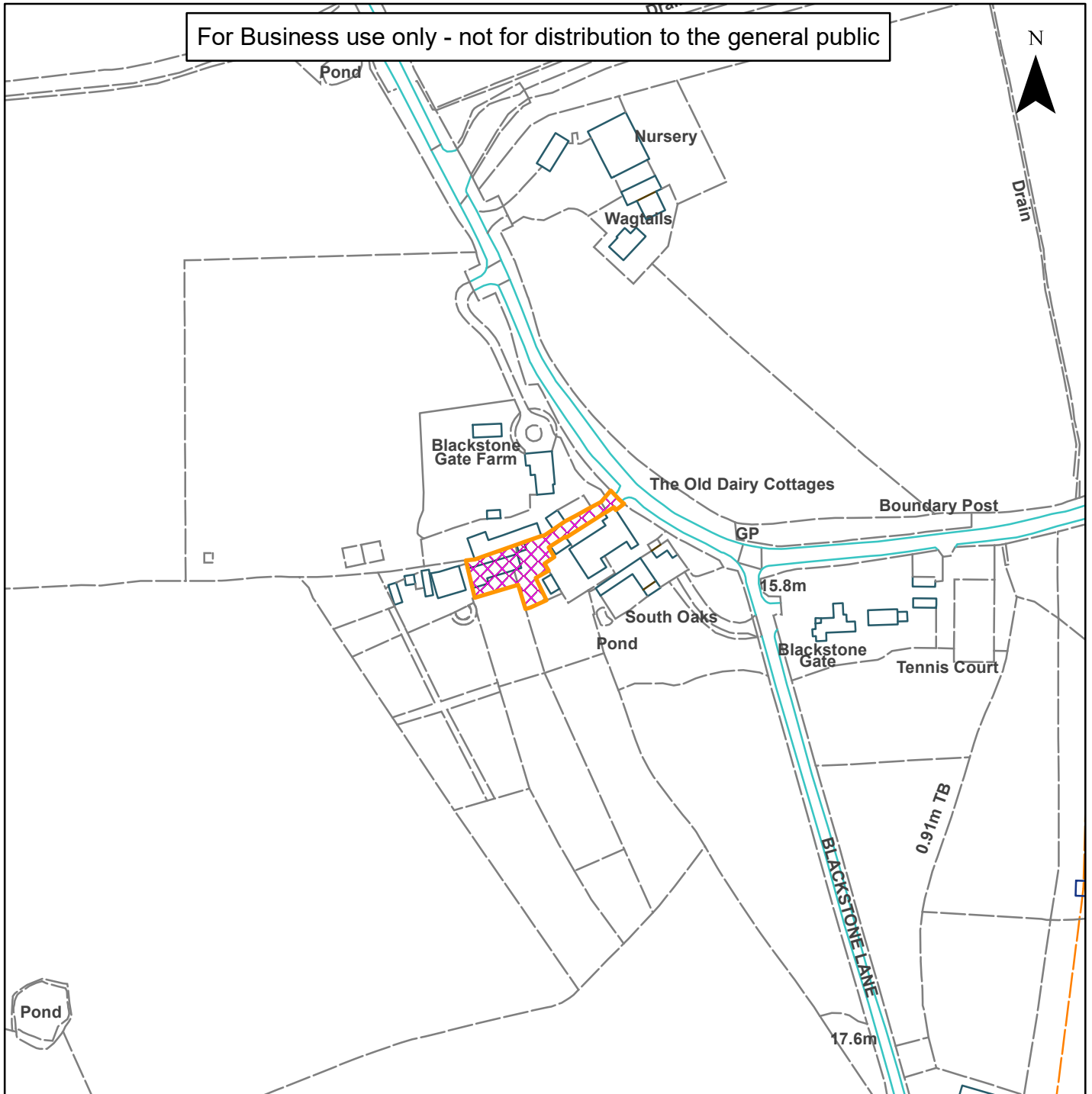
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## Horsham District Council

Lavender Cottage, Blackstone Gate Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9JJ

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Organisation	Horsham District Council
Department	
Comments	Not Set
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