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Planning Committee (South)

Tuesday, 20th December, 2016 at 2.30 pm

Main Conference Room, Parkside, Chart Way, Horsham

Councillors:

Brian O'Connell (Chairman)	
Paul Clarke (Vice-Chairman)	
John Blackall	Gordon Lindsay
Jonathan Chowen	Tim Lloyd
Philip Circus	Paul Marshall
Roger Clarke	Mike Morgan
David Coldwell	Kate Rowbottom
Ray Dawe	Jim Sanson
Brian Donnelly	Ben Staines
David Jenkins	Claire Vickers
Nigel Jupp	Michael Willett
Liz Kitchen	

You are summoned to the meeting to transact the following business

Agenda

	Page No.
1. Apologies for absence	
2. Minutes	3 - 14
To approve as correct the minutes of the meeting held on 15 th November 2016	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Committee	
4. Announcements	
To receive any announcements from the Chairman of the Committee or the Chief Executive	
To consider the following reports of the Development Manager and to take such action thereon as may be necessary:	
5. Appeals	15 - 16

Applications for determination by Committee:

6. **DC/16/0543 - Homelands Nursing Home, Horsham Road, Cowfold (Ward: Cowfold, Shermanbury & West Grinstead) Applicant: Medicrest Limited** 17 - 34
7. **DC/16/1877 - Land at West End Lane, Henfield (Ward: Henfield) Applicant: Mr Rob Phillips** 35 - 48
8. **DC/16/1860 - The Anchorage, Coombelands Lane, Pulborough (Ward: Pulborough & Coldwaltham) Applicant: Mr Nick Wyatt** 49 - 60
9. **DC/16/1722 - Meadowsweet, Penlands Close, Steyning (Ward: Steyning) Applicant: Mr M Eaton** 61 - 72
10. **DC/16/1866 - Moralee Farm, Haglands Lane, West Chiltington (Ward: Chanctonbury) Applicant: Ms Claire Holloway** 73 - 84
11. **DC/16/2151 - Land at New Hall Lane, Small Dole (Ward: Bramber, Upper Beeding & Woodmancote) Applicant: Mr & Mrs Peter and Diana Savage** 85 - 94
12. **DC/16/2016 - Calcot Farm, Horsham Road, Steyning (Ward: Steyning) Applicant: Mr Richard Jesse** 95 - 106

13. **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

Development Management (South) Committee
15 NOVEMBER 2016

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), Jonathan Chowen, Philip Circus, Roger Clarke, David Coldwell, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Claire Vickers and Michael Willett

Apologies: Councillors: John Blackall, Liz Kitchen and Ben Staines

DMS/62 **MINUTES**

The minutes of the meeting of the Committee held on 18th October were approved as a correct record and signed by the Chairman.

DMS/63 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/16/1974 – Councillors Nigel Jupp, Gordon Lindsay and Kate Rowbottom each declared a personal interest in this item because they knew the applicant, who was Chairman of the Parish Council.

DC/16/1908 – Councillor Nigel Jupp declared a personal interest in this item because he knew some of the public speakers.

DC/16/2127 – Councillor Mike Morgan declared a personal interest in this item because he knew one of the public speakers.

DMS/64 **ANNOUNCEMENTS**

There were no announcements.

DMS/65 **APPEALS**

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

DMS/66 **DC/16/2064 - LAND NORTH OF THE ROSARY, PARTRIDGE GREEN (WARD: COWFOLD, SHERMANBURY & WEST GRINSTEAD) APPLICANT: MRS ELIZABETH TOMPKINS**

Application withdrawn.

DMS/67 **DC/16/1974 - VINE COTTAGE, COOLHAM ROAD, COOLHAM (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MR JAMIE COAD**

The Development Manager reported that this application sought permission for the erection of 14 residential units and a building of four industrial units, a new access from Coolham Road, and landscaping. The proposal included a children's play area, wildlife pond and a bus stop.

The dwellings would comprise: two 3-bedroom and two 2-bedroom market houses; and two single-storey blocks of flats comprising a total of four 1-bedroom and two 2-bedroom flats, which would be market housing initially made available to locals wishing to 'downsize'. There would also be a two-storey building comprising two 1-bedroom and two 2-bedroom affordable units. Thirty-six residential parking spaces and 14 commercial car parking spaces were proposed. Vine Cottage would be retained.

The application site was located approximately 500 metres south of Coolham crossroads near the centre of Coolham village, which included about 40 properties with a school, village hall and public house. There was sporadic development along the four roads leading from that crossroads. Vine Cottage lay in the southwest corner of the site with its garden extending to the eastern boundary. The existing access was between the dwelling and its detached garage. There were some small outbuildings used for commercial storage within the site, and a builder's yard along the western boundary that operated a business run by the applicant.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

Since publication of the report the applicant had submitted additional information regarding: parking and highway access; and ecology and nature conservation. An addendum to the report had been circulated to Members advising them of the Highway Authority's and the Council's Ecologist's responses to this information. In the light of the additional information regarding vehicular parking and access arrangements, the recommended third reason for refusal, as printed in the report, would be amended. The Council's Ecologist had advised that further surveys would still be required and the fourth recommended reason for refusal should therefore remain unchanged.

The Parish Council objected to the application. Twenty-four letters of objection and sixteen letters of support had been received. The Coolham Village Hall Management Committee had commented on the proposal. Two members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development with regards to Housing and Commercial Use; dwelling type and tenure; impact on landscape character and the visual amenity of the locality; the amenity of existing and future occupiers; land contamination; highways and

parking; nature conservation, ecology and biodiversity; drainage; developer contributions; and the sustainability of the development.

Members concluded that the adverse effects of the proposal would significantly and demonstrably outweigh the benefits and the proposal was unacceptable.

RESOLVED

That planning application DC/16/1974 be refused for the following reasons:

- 01 The proposed development is located in the open countryside, outside of any defined Built Up Area Boundary, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Development Plan. The Council is able to demonstrate a 5 year housing land supply and consequently this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location and consequently represents an inappropriate, unsustainable and unacceptable form of development that is contrary to the aims and objectives of the NPPF and Policies 1, 2, 3, 4, 15, 25 & 26 of the Horsham District Planning Framework (2015).
- 02 The proposal would diminish the rural and open character of this particular part of the landscape, creating a discordant and uncharacteristically urbanised environment harming the landscape character of the local countryside. The development is, therefore, contrary to the NPPF and Policies 25 and 26 of the Horsham District Planning Framework (2015).
- 03 It has not been demonstrated that the proposed development would provide safe and suitable access for all people given the location of the site, the needs of the future residents and the increase in non-traffic movements that would be generated by the proposal. The scheme is therefore considered unsustainable development and is contrary to the requirements of Policy 40 of the Horsham District Planning Framework (2015) and NPPF.
- 04 Insufficient ecological assessments have been submitted to indicate that the development of this site would not result in a detrimental impact on the habitats of protected species or the ecological value of the site. The scheme is therefore contrary to the requirements of the NPPF and Policy 31 of the Horsham District Planning Framework (2015).
- 05 Insufficient information has been submitted regarding existing ground conditions and the potential for pollution from land contamination arising from previous uses. The scheme has

therefore failed to demonstrate that the site is suitable for its new use taking account of ground conditions, potential pollution and the sensitivity of the new residential uses. The scheme is therefore contrary to the requirements of Policy 24 of the Horsham District Planning Framework (2015) and paragraph 121 of the NPPF.

- 06 Insufficient information has been provided to demonstrate the proposal is appropriately flood resilient and resistant, safe for its users for the development's lifetime, and that it would not increase flood risk overall. The scheme is therefore considered contrary to the requirements of the NPPF and Policy 38 of the HDPF.
- 07 The proposed development makes no provision for securing affordable housing units, or for contributions towards improvements to education provision; transport infrastructure; libraries; fire and rescue services; sports facilities; community facilities; and is, therefore, contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met.

DMS/68 **DC/16/1963 - HIGH CHAPARRAL, LONDON ROAD, WASHINGTON**
(WARD: CHANTRY) APPLICANT: MR S PAGE

The Development Manager reported that this outline application sought permission for seven dwellings and access, with all other matters reserved for future determination. The dwellings would comprise: four 2-bedroom semi-detached units; one 3-bedroom detached unit; and two 5-bedroom detached units.

The application site was located outside the built-up area on London Road, close to its junction with the A24. The site was south of the detached bungalow, High Chaparral, on greenfield land. There were five detached houses south of the access, which was also a public footpath, and dwellings in Spring Gardens were to the northwest. A sandschool lay to the north, and a stable complex was east of High Chaparral.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council strongly objected to the application. Seven letters of objection, from six addresses, had been received. A representative of the Parish Council spoke in objection to the application.

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

development; impact on the character and appearance of the surrounding area; affordable housing; highway impacts; and ecology.

Members concluded that the proposed development, outside the built-up area, was not essential to its location and would be detrimental to the character of the area.

RESOLVED

That planning application DC/16/1963 be refused for the following reasons:

- 01 The proposed development would be located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012).
- 02 The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework 2015.
- 03 The proposed dwellings by reason of their siting, plot subdivision, and associated domestic paraphernalia would be out of keeping with the character of the area and would represent a form of development which would be detrimental to the rural appearance of the area. The proposal therefore conflicts with paragraph 64 of the National Planning Policy Framework, and policies 25, 26, 30 and 33 of the Horsham District Planning Framework 2015.
- 04 The provision of affordable housing and contributions to infrastructure improvements/provision must be secured by way of a Legal Agreement. No completed Agreement is in place and therefore there is no means by which to secure these Policy requirements. As such, the proposal is contrary to Policies 16 and 39 of the Horsham District Planning Framework 2015, and to the NPPF, in particular paragraph 50.

The Development Manager reported that this application sought permission for one detached 2-bedroom dwelling. Matters for consideration under this outline application were the principle of development, access and layout, with all other matters reserved for future determination. The proposed dwelling would be close to the northern boundary of the site, approximately four metres from the flank wall of the host dwelling.

The applicant had indicated parking for two cars, with the host dwelling retaining parking spaces for three vehicles. Indicative plans showed a building of similar ridge height with similarly proportioned windows as that of the host dwelling.

The application site was located in a rural area, approximately 600 metres north of Ashington. The plot was adjacent to a house called Spear Hill, which was accessed along a track off Spear Hill. Spear Hill was a narrow country lane subject to a speed limit of 60mph. There was a dilapidated shed in the far northern corner of the site. A two metre high boundary wall ran along the southern boundary with the host property and an evergreen hedge marked the boundary of the adjacent northern property.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. One letter of objection had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the surrounding countryside; the amenity of neighbouring occupiers; and highways.

Members concluded that the proposed dwelling, outside the built-up area, was not essential to its location and would be detrimental to the rural character of the area.

RESOLVED

That planning application DC/16/1895 be refused for the following reasons:

- 01 The proposed development would be located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012).

- 02 The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework 2015.
- 03 The proposed development, by reason of its scale, siting and design, would represent a harmful urbanising form of development which would be out of keeping with and detrimental to the rural character and appearance of the area. The proposal would therefore be contrary to policies 25, 26, 31, 32 and 33 of the Horsham District Planning Framework (2015).

DMS/70 **DC/16/1908 - LONGBURY HILL HOUSE, VERAS WALK, STORRINGTON**
(WARD: CHANTRY) APPLICANT: MR TIM DRAKE

The Development Manager reported that this application sought permission for the erection of one 4-bedroom dwelling with detached garage, and a new drive to serve the existing property, Longbury Hill House. A large pond would be filled in and a detached garage demolished, and part of the driveway would be upgraded and extended towards the new dwelling to the east of the host plot.

The application site was located outside but close to the boundary of the built-up area of Storrington to the west, south and east. Several neighbouring properties were also outside the built-up area. There was a detached horse-shoe shaped bungalow set at an elevated position from neighbouring properties and a double garage. Access to the host dwelling was off a track which joined Veras Walk approximately 140 metres from the site entrance. There were numerous winding pathways and established landscaping throughout the plot, a pond, swimming pool and a disused timber cabin.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. A total of 29 letters of objection had been received, together with an objection from Heath Common Residents Association. Four letters of support had also been received. Three members of the public spoke in objection to the application. A representative of the Parish Council also spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the surrounding countryside; the amenity of

neighbouring occupiers; highways; and the design and appearance of the proposal.

Members discussed the special character of Heath Common and the number of recent applications that would have had a detrimental impact on the area if granted. It was suggested that the area could be designated as a Residential Area of Special Character (RASC) as part of the emerging Neighbourhood Plan.

Members concluded that the proposed dwelling, outside the built-up area, was not essential to its location and would have a harmful impact on the special character of the area.

RESOLVED

That planning application DC/16/1908 be refused for the following reasons:

- 01 The proposed development would be located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012).
- 02 The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework 2015.
- 03 The proposed development, by reason of its scale, siting and design, would represent a harmful urbanising form of development which would be out of keeping with and detrimental to the rural character and appearance of the area. The proposal would therefore be contrary to policies 25, 26, 31, 32 and 33 of the Horsham District Planning Framework (2015).

DMS/71 **DC/16/1930 - HIGH CROFT, HAMPERS LANE, STORRINGTON (WARD: CHANTRY) APPLICANT: SALA NEWPORT**

The Development Manager reported that this application sought permission for the erection of a 5-bedroom dwelling with detached double garage and new access driveway. The proposed dwelling would have accommodation within

the roofspace with dormer windows to the front and rear, and balconies on the front, rear and south eastern elevations.

The application site was located outside the built-up area of Storrington to the north of Hampers Lane. Access to the site was shared with Heath Barn to the east, and the property Highcroft also lay to the east. The site was at a higher level than Hampers Lane and was well screened with vegetation on the western boundary.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory external consultees, as contained within the report, were considered by the Committee. It was reported at the meeting that

The Parish Council objected to the application. A total of 35 letters of objection, 13 of which came from six addresses, had been received. The Heath Common Resident's Association objected to the application. One member of the public spoke in objection to the application. A representative of the Parish Council also spoke in objection the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the character and appearance of the surrounding area; the amenity of neighbouring occupiers; and highway impacts.

Members reiterated their concerns regarding the impact of small scale developments on the character of the area outside the built-up area boundary, and concluded that the proposed dwelling was not essential to its location and would have a harmful impact on the special character of the area.

RESOLVED

That planning application DC/16/1930 be refused for the following reasons:

- 01 The proposed development would be located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012).
- 02 The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and

with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework 2015.

- 03 The proposed dwelling by reason of its siting, design and associated domestic paraphernalia would be out of keeping with the character of the area and would represent a form of development which would be detrimental to the rural appearance of the area. The proposal therefore conflicts with paragraph 64 of the National Planning Policy Framework, and policies 25, 26, 30 and 33 of the Horsham District Planning Framework 2015.

DMS/72 DC/16/2127 - HENFIELD FUNERAL SERVICES LTD, THE OLD BELL, HIGH STREET, HENFIELD (WARD: HENFIELD) APPLICANT: KAREN JORDON

The Development Manager reported that this application sought permission to remove the boundary wall to the rear of the Old Bell to allow access and safe off-street parking for Henfield Funeral Services. The proposal would address the current issue of vehicles loading and unloading on the public highway of Church Lane.

The application site was located on the corner of the High Street to the east and Church Street to the north within the built-up area of Henfield. It was surrounded by a mixture of properties, some of which were listed, including businesses and retail shops on the High Street and housing on Church Street. There was an area of hardstanding to the rear of the application site, with a brick boundary wall separating it from Church Lane.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The current application sought to overcome the reason for refusal of DC/15/2598 by removing a fence within the site in order to provide additional internal turning space so that vehicles could enter and leave the highway in forward gear.

The responses from statutory external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. Five letters of objection, from three individuals, had been received. One member of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: whether the reasons for refusal of DC/15/2598 had been overcome; townscape character and the visual amenities of the streetscene; the amenities of occupiers of adjoining properties and users of land; and parking and traffic.

In order to ensure that the turning space for vehicles be retained, Members were advised that Condition 5, as printed in the report, should be amended to

remove Permitted Development rights for the erection of walls and fences within the site, as the creation of a parking and turning area of a suitable size was reliant on the removal of an existing fence, and it was therefore necessary to ensure no further means of enclosure would be erected within the yard area.

An additional condition was also recommended to ensure that the access, parking and turning area were for ground floor funeral home use only. This was necessary on account of the very specific case in support of the proposals put forward by the applicant, based on the number and type of vehicles used by the funeral home and the frequency of servicing, and to ensure that the use of the access was not further intensified or additional vehicles parked within the site in connection with the flats above, or with any alternative Class A1 use which may occupy the ground floor in the future.

RESOLVED

That planning application DC/16/2127 be granted subject to the conditions and reasons as reported, subject to:

- (i) an amendment to Condition 5 to remove Permitted Development rights for the erection of walls and fences; and
- (ii) an additional condition restricting the access, parking and turning area for use in association with the use of the ground floor as a funeral home only.

The meeting closed at 3.46 pm having commenced at 2.30 pm

CHAIRMAN

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Development Management Committee (South)

Date: 20th December 2016



**Horsham
District
Council**

Report by the Development Manager: APPEALS
Report run from 3/11/16 to 7/12/16

1. Appeals Lodged

I have received notice from the Department of Communities and Local Government that the following appeals have been lodged:-

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/16/1628	The Domain Greyfriars Lane Storrington Pulborough West Sussex RH20 4HE	3 rd November 2016	Refused	
DC/16/1423	1 Gorse Bank Close Storrington Pulborough West Sussex RH20 3AQ	4 th November 2016	Refused	
DC/16/0240	Paddock Green Farm Goose Green Lane Goose Green West Sussex	7 th November 2016	Refused	Refused
DC/16/1453	7 Gorse Bank Close Storrington Pulborough West Sussex RH20 3AQ	22 nd November 2016	Not yet determined	

2. Live Appeals

I have received notice from the Department of Communities and Local Government that the following appeals are now in progress:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/16/1091	Land Adjacent To Buckmans Stane Street Five Oaks West Sussex RH14 9BA	Written Reps	29/11/2016	Refuse	
DC/16/1423	1 Gorse Bank Close Storrington Pulborough West Sussex RH20 3AQ	Written Reps	05/12/2016	Refuse	

3. Appeal Decisions

I have received notice from the Department of Communities and Local Government that the following appeals have been determined:-

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/15/1862	Mobile Home at Newbrook Riding Stables Newbrook Business Park Pound Lane Upper Beeding West Sussex	Written Reps	DISMISSED	Refuse	
DC/15/2436	Denver Storage Okehurst Lane Billingshurst West Sussex	Written Reps	DISMISSED	Refuse	
DC/16/0625	23 Montpelier Gardens Washington Pulborough West Sussex RH20 3BW	Fast Track	DISMISSED	Refuse	
DC/16/1456	St Andrews Lodge Coolham Road Brooks Green Horsham West Sussex RH13 0JW	Fast Track	DISMISSED	Refuse	
DC/16/1573	Abbots Barn Washington Road Storrington Pulborough West Sussex RH20 4AF	Fast Track	DISMISSED	Refuse	
DC/15/2374	Land at Storrington Road Thakeham West Sussex	Public Inquiry	APPEAL WITHDRAWN	Refuse	Refuse
DC/15/0193	Land East of Threals Lane Threals Lane West Chiltington West Sussex RH20 2RF	Public Inquiry	ALLOWED	Refuse	
DC/16/0147	Brookside Farm Dagbrook Lane Henfield West Sussex BN5 9SH	Written Reps	DISMISSED	Refuse	Refuse
DC/16/0986	Stables Land To The South of Littleworth Lane Partridge Green West Sussex	Written Reps	DISMISSED	Refuse	Refuse



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)

BY: Development Manager

DATE: 20 December 2016

DEVELOPMENT: Construction of dementia care home for 32 residents to replace existing dementia annex of nursing care home.

SITE: Homelands Nursing Home Horsham Road Cowfold Horsham

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/16/0543

APPLICANT: Medicrest Limited

REASON FOR INCLUSION ON THE AGENDA: The application if permitted would represent a departure from the Development Plan as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015

RECOMMENDATION: To refuse planning permission

1. INTRODUCTION

- 1.1 This application was considered by Members at the 18th October 2016 meeting of the Development Management South Committee. The Officer's report for this application, which was included in the agenda of the 18th October meeting, is appended here for ease of reference. At that meeting Members voted to defer the application to a later Committee meeting to allow for further information regarding the need for the development to be provided, and to give the applicant time to submit revised detailing relating to the design of the facility.
- 1.2 In light of Members' resolution, Officers requested this information from the Applicant, and asked that their further submission address the following:
- (a) Justification for the development in terms of need for dementia care spaces within the District
 - (b) Revised drawings detailing an improvement in design

ITEM A01 - 2

- 1.3 The Applicant has submitted additional information which seeks to address concerns raised by Members at the meeting of the 18th October 2016, and Officers are now also in receipt of specialist advice from the County Council.

2. SUMMARY OF APPLICANT'S ADDITIONAL INFORMATION

- 2.1 The Applicant's statement outlining justification for the development in terms of need includes the following points:

- According to the Dementia Framework West Sussex 2014-2019, nearly 2,500 older people were diagnosed with dementia in the Horsham District. This is predicted to increase as more undiagnosed people are detected.
- It is increasingly difficult to find suitable care facilities for people with dementia and families would have to look further afield to find a place for their relatives.
- The Community Mental Health Team (CMHT) based in Horsham have regularly contacted Homelands Nursing Home searching for vacancies for their dementia patients.
- There is an increasing need to offer care facilities for people with dementia, providing them with a friendly environment and opportunity for carers and relatives to have some respite.
- Home care is not always suitable for older people with dementia, especially for those who live alone. Those who live alone are more at risk of their condition being unrecognised which can lead to emergency admission to hospitals and care homes.
- Homelands has a good reputation and is an existing dementia care unit which is set in a peaceful environment which is essential for dementia care.
- The proposed building is to increase and improve the care provided and to ensure that the quality of facilities is maintained over time.
- Opening a new dementia unit in an urban area would be difficult due to the availability and prohibitive cost of land.
- With increased provision of care, there will be a need to employ more care staff.

- 2.2 The applicant has also submitted revised Supplementary Information, plans and elevations, landscape design and artist impressions in an effort to overcome the second reason for deferral. The revised details include the following new points:

- The inclusion of dormer windows, window headers, tile hanging and quoins
- Proposal to cover the main roof including the dormers in Redland 'Rosemary clay plain tiles', 'red' colour.
- The use of vertical tile hanging at first floor level as Rosemary plain clay tiles, 'Russet mix' colour.
- Soldier header courses over the windows and single headers to the cills to be Ibstock bricks, 'Leicester red stock'.
- Quoins throughout to be Ibstock bricks 'Leicester red stock'.

The light buff colour bricks to be Ibstock bricks, either – 'Arundel multi stock' / 'Sevenoaks yellow stock' / 'Grainger Gold'.

3. CONSULTATIONS

3.1 West Sussex County Council Care Services: Support

Have advised that they are actively looking to support the development of specialist Dementia care provision and that demographical projections of older populations in Horsham would suggest a clear need for this type of development. WSCC highlighted that Homelands Care Home have recently (July 2016) been inspected and rated as 'Good' by the Care Quality Commission. Therefore WSCC are supportive of this application.

4. PLANNING ASSESSMENT

4.1 In the report of 18th October, Officers recommended refusal of the application for the following reasons:

1. *The need for additional dementia care facilities in this countryside location, and of the scale proposed, has not been satisfactorily demonstrated or evidenced. No justification has been provided to indicate that the proposed development is required in a countryside location and that it could not be accommodated within a more sustainable location within a designated Built Up Area Boundary. The proposal therefore does not accord with the overarching principles of sustainable development set out within the NPPF and the HDPF. The proposal therefore constitutes an unallocated and unnecessary development in the countryside, contrary to Policies 1, 2, 4 and 26 of the Horsham District Planning Framework (HDPF) and the requirements of the NPPF.*

2. *The external design of the proposed building, and the materials proposed to be used, is considered to be poor and not reflective of the local character of the district, particularly the character of its countryside setting outside the Built Up Area Boundary. The proposal has failed to take the opportunities available to create a good quality external appearance, and design of the building is therefore considered to conflict with the principles of good design established in the NPPF, as well as the requirements of Horsham District Planning Framework Policies 32 and 33.*

4.2 In respect of the first reason for refusal previously recommended by Officers, Members sought additional information in respect of the need for this facility. The additional information submitted by the Applicant in response to this request is summarised above and is available to view in full on the Council's website.

4.3 Although it is appreciated that the Applicant has made some attempt to address the concerns of Members and Officers in relation to need, the updated information provided is still relatively basic in nature. The document entitled 'Reasons to Support this Application' makes reference to limited facts or figures, but does refer to those provided by WSCC Contracts team which detail the likely increase in types of dementia across the district but, does not detail the predicted number of those who will likely be in need of care. As such, it is not considered that the Applicant has appropriately demonstrated that there is a requirement or demand for dementia care places within the district; which in turn could justify the scale or location of the building within a countryside setting. However, separate to this, West Sussex County Council's Care Services team have now confirmed that increased dementia care facilities will be needed within Horsham district in the future and that they consider Homelands to be a 'good' facility as rated by the Care Quality Commission in their July 2016 report. The Care Services team are therefore supportive of the proposal for additional dementia care capacity in this location in order to meet current and anticipated future demand. Officers are therefore satisfied that a need for this dementia facility can be demonstrated in this location and that concerns surrounding need have been appropriately addressed through WSCC's comments.

ITEM A01 - 4

- 4.4 In respect of the second reason for refusal, the Applicant has submitted revised information relating to the external appearance of the building. It is noted that in proposing a revised design, the applicant has made some attempt to incorporate changes which are more appropriate for the Sussex countryside setting within which the proposed building is set; these include the addition of gables, dormer windows, window headers, tile hanging and quoins.
- 4.5 However, Officers consider that the changes proposed are minimal and that the applicant has still not appropriately addressed concerns relating to the external appearance and the countryside setting of the proposed building. This is particularly noted with the insertion of dormer windows into the roof, which has effectively created a third floor and now appears to serve an unused roof space. A significant part of Officer's original concerns related to the overall scale and massing of the building and the insertion of dormer windows into the previously proposed roof would exacerbate this by giving further prominence to the roof form. There would also be concern over future use of the roof space for additional accommodation, as the insertion of dormer windows would appear to enable this to become habitable rooms. Whilst the inclusion of dormer windows could be considered appropriate for the location, these should be used to reduce the visual impact and scale of the building, rather than increase it.
- 4.6 In addition, it is noted that two gables have been incorporated into the east and south elevations of the proposed building; whilst the principle of this is pleasing, the applicant has not appropriately considered the relationship of these gables to the building as a whole. In reality the gables have been inserted into the roof rather than forming projecting elements and as such would not be read as significant changes to the appearance. Moreover, the gable to the south elevation appears to be flush with the main building line, but with a materials change and it is not clear how the proposed hanging tiles would sit adjacent to the render without any break in this wall.
- 4.7 These concerns have been raised with the applicant, however, no further amendments to the design and external appearance of the proposed building have been provided. As such, Officers remain concerned that the overall design, scale and appearance of the building does not appropriately reflect the character of the surrounding rural area or relate sympathetically with its countryside setting. The application is therefore considered to remain contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

5. RECOMMENDATIONS

- 5.1 To refuse the application for the following reason:
1. The external design of the proposed building, and the materials proposed to be used, is considered to be poor and not reflective of the local character of the district, particularly the character of its countryside setting outside the Built Up Area Boundary. The proposal has failed to take the opportunities available to create a good quality external appearance, and the design of the building is therefore considered to conflict with the principles of good design established in the NPPF, as well as the requirements of Horsham District Planning Framework Policies 32 and 33.

Background Papers: Report of DC/14/2270 from Agenda of DM South 18th October 2016



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)
BY: Development Manager
DATE: 18 October 2016
DEVELOPMENT: Construction of dementia care home for 32 residents to replace existing dementia annex of nursing care home.
SITE: Homelands Nursing Home Horsham Road Cowfold Horsham
WARD: Cowfold, Shermanbury and West Grinstead
APPLICATION: DC/16/0543
APPLICANT: Medicrest Limited

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, would represent a departure from the adopted Development Plan.

RECOMMENDATION: To refuse planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for a new dementia care home within the grounds of the existing Homelands Nursing Home, which is located approximately 1km to the north of Cowfold. The proposed development would include the demolition of the existing 'Annex' building which is currently used as a specialist dementia care unit catering for 15 residents with dementia and behavioural problems. The application seeks permission for a new, purpose-built dementia care facility to increase the number of residents that can be accommodated from 15 to 32. The facility would be 2-storeys (11m) in height and would have 32x individual en-suite rooms. The building would include communal facilities on the ground floor including 2x lounges/day rooms, an activity/sensory room, kitchen/dining facilities and enclosed outdoor space. A new service road and parking is also proposed.
- 1.2 The proposed dementia care home would be sited within the grounds of the existing Homelands Nursing Home, opposite the existing care home (a converted manor house) and directly to the east of the existing Annex building which currently houses the dementia care unit for 15 residents. The existing Annex would continue to be used throughout construction of the new facility to avoid displacement of the residents, and would be demolished upon completion of the new building.

- 1.3 The proposed building would measure approximately 11m in height, and would consist of 2-storeys of accommodation with a partial-basement which would utilise the slope of the land on the north-west elevation. The partial basement space would be used for a staff room, laundry room and boiler room and would allow for direct access to the service road. The external appearance of the building is proposed to consist of facing brickwork and render combined with blue/grey fibre cement weatherboarding and slate grey concrete tiles. The building would be a largely rectangular shape with hipped roofs, and would include 2 x conservatories – one on the east elevation to provide a light and spacious dining room, and one on the south (front) elevation to provide a day room for residents. The building would have relatively large uPVC windows on all elevations positioned in a regular fashion to serve all bedrooms and day rooms.

DESCRIPTION OF THE SITE

- 1.4 Homelands Nursing Home is an existing nursing care facility accommodating 35 residents in the main facility (a converted manor house), and 15 residents in the converted Annex building which is used for specialist care and treatment for patients with dementia care needs.
- 1.5 Homelands is set in 11 acres of grounds approximately 1km to the north of the village of Cowfold, with direct access from the A281 which runs to the east of the site. The site is located outside the Built-up Area Boundary (BUAB) of Cowfold, therefore is located within the countryside where local and national countryside planning policy are relevant. The site shares a vehicular access point from the A281 with 5x private residential properties which are located to the west of the application site via a private driveway. The hard-surfaced single-track access road runs in an east-west direction of approximately 150m from the A281 to the application site and allows for access to the nursing home buildings and the residential dwellings beyond.
- 1.6 The site is relatively self-contained, and the boundary to the north and east are well screened by tall trees and other dense vegetation. Open fields and countryside form the land use beyond the site. The High Weald AONB is located approximately 1km to the east of the application site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

National Planning Policy Framework

Section 6 – Delivering a wide choice of high-quality homes

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 11 – Conserving and enhancing the natural environment

RELEVANT COUNCIL POLICY

Horsham District Planning Framework (HDPF)

Policy 1 – Sustainable Development

Policy 2 – Strategic Development

Policy 3 – Development Hierarchy

Policy 4 – Settlement Expansion

Policy 9 – Employment Development

Policy 10 – Rural Economic Development
Policy 18 – Retirement Housing and Specialist Care
Policy 24 – Environmental Protection
Policy 25 – The Natural Environment and Landscape Character
Policy 26 – Countryside Protection
Policy 27 – Settlement Coalescence
Policy 32 – The Quality of New Development
Policy 33 – Development Principles
Policy 35 – Climate Change
Policy 36 – Appropriate Energy Use
Policy 37 – Sustainable Construction
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 42 – Inclusive Communities

RELEVANT NEIGHBOURHOOD PLAN

Cowfold Parish Council was designated as a Neighbourhood Development Plan Area in May 2016. Given the early stages in the process, the Cowfold Neighbourhood Plan cannot form part of the consideration of this application at this time.

PLANNING HISTORY

DC/11/2630	To form and construct 2 additional dormers on South rear elevation of main building	Application Permitted 24.01.2012
DC/12/0832	Proposed 3-storey extension to existing nursing home, rear conservatory, new vehicular access, car park & bunds	Application Refused 19.07.2012
DC/13/1325	Demolition of part two storey and single storey building and replacement with two storey extension with rear conservatory	Application Permitted 25.09.2013

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **Landscape Architect**

Comment. The Council's consultant Landscape Architect was consulted with regard to the information initially submitted with this application. No objection was made in their response of 09 May 2016, but a list of conditions was recommended to ensure sufficient information is submitted and approved. This included:

- a landscape and visual impact appraisal (to better understand the effects the development will have on its surroundings);
- a tree survey (to include root protection areas, proposed trees for removal, proposed trees to be planted, tree protection strategy, tree pit details);
- details of all hard landscaping including materials proposed;
- details of all soft landscaping to include a schedule of proposed plants and a specification of planting methods;

- a maintenance and management plan for all landscaped areas;
- an ecological survey was recommended.

A second consultation was requested from the Landscape Architect after the submission of further information by the applicant. The advice of 16 September 2016 notes that in order to better understand the landscape proposals for the site and to enable determination of the application, a list of further information should be submitted, including:

- A short landscape and visual appraisal;
- Arboricultural Statement/Tree Survey;
- A utilities/services plan to show positions of service trenches/soakaways;
- Details of hard landscaping;
- A written specification of proposed planting methods;
- Tree pit details;
- Landscape management plan.

3.3 **Environment Management/Waste Collections**

Comment. The Council's Waste Collections team provided a specification of the size and type of bins that would be required on this site, as well as the type of storage facilities that would be required for these bins. A specification of the Council's waste collections vehicle was also provided in the consultation response, with details of the requirements for vehicle manoeuvrability around the site.

3.4 **Strategic Planning**

Objection. The Council's Strategic Planning department note that the proposal is located outside the built up area boundary, and as such, given the scale and activity of the proposed development, would conflict with Policy 26 of the Horsham District Planning Framework (HDPF). Strategic Planning also note that Policy 18 of the HDPF applies to Retirement Housing and Specialist Care which supports development and extensions of these facilities, however they should be in sustainable locations within built up area boundaries.

3.5 **Drainage Engineer**

Comment. 'The submitted information does not provide sufficient drainage evidence to make any reasonable comment or observation. Therefore until detailed design information has been submitted at the appropriate planning stage, drainage conditions should be applied'.

3.6 **Environmental Health**

Comment. 'There is no detail included within the application on the intended ventilation extraction system serving the new kitchen. Full details must be provided to this Authority, and must be approved in writing before installation. This department objects to the application due to insufficient information on the extract ventilation system'.

OUTSIDE AGENCIES

3.7 **WSCC Highways**

No objection. Consultation with WSCC Highways was originally made in April 2016 where their response highlighted several deficiencies in the information submitted with the application. Having submitted further information, WSCC were re-consulted in August 2016 and note that they are now satisfied with this approach and raise no objection to the proposed development.

3.8 **WSCC Flood Risk Management**

No objection (subject to conditions). 'Current mapping shows that the proposed site is at 'Low' risk from surface water flooding. The one page FRA included with this application lacks detail but proposes that, infiltration would be the primary method used to restrict the

run off from the development. There are no further details or information to make further comment at the current time.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the runoff from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs’.

PUBLIC CONSULTATIONS

3.9 Cowfold Parish Council

No objections or observations

3.10 1x Letter in Support

Comments in support of the proposal include the following points:

- ‘In principle we fully support this well thought out application’.
- The conservatory to the south elevation should be relocated to the south east corner, to make it larger, provide better views, and provide more privacy for the residents.
- Due to the increase in construction traffic, it should be a planning condition that the proposed improvements to the entrance and road, as granted under application DC13/1325, be completed before the commencement of any building works.
- The crash map data only goes up to 2011, more up to date data should be examined, say 2011 - 2016.

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 The main considerations in the determination of this application are: the principle of the proposed development in this location; the appropriateness of the proposed design of the development; the potential for impact upon the character of the surrounding area and landscape; any impacts upon nearby residents; access and parking considerations; and drainage, ventilation and energy usage.

Principle of the Development

6.2 The overarching strategy for development in the Horsham District is outlined within the Horsham District Planning Framework (HDPF) which was formally adopted by the Council

in November 2015. Policy 3 of the HDPF presents the District's settlement hierarchy which seeks to steer development to the most sustainable locations. New development in the District should be focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited development in the District's smaller settlements. Outside the District's 'Built-up Area Boundaries' (BUAB) development is normally resisted, and expansion of existing settlements in order to meet identified local housing, employment and community needs will only be acceptable where it is allocated as part of the adopted development plan which would include the HDPF and any 'made' Neighbourhood Development Plans (Policy 4: Settlement Expansion).

- 6.3 The application site is located outside any of the District's defined BUAB's, and is therefore located in the countryside where Policy 26 of the HDPF seeks to restrict inappropriate development. Policy 26 allows development where it is considered to be essential to its countryside location, and where it meets at least one of 4 additional criteria. Policy 26 also requires that proposals are of a scale appropriate to its countryside character and location, and must not lead to a significant increase in the overall level of activity in the countryside.
- 6.4 It is acknowledged that there is an established use on this site as an existing care facility, and this proposal seeks to build upon this use to provide further, purpose-built, dementia-care accommodation which the applicant asserts is needed. In support of the application, limited information was initially submitted to justify the need for the proposed dementia-care facility. In a statement from the Director of Medicrest Limited (the applicant), it is noted that there is an increasing demand for good-quality dementia care in purpose built units to cater for the needs of increasing numbers of older people who suffer from dementia. The statement points to the West Sussex County Council Dementia Framework (2014-2019) which anticipates an increased need by 1/3 for care home placements for older people with severe dementia over the next 6 years. The applicant states that this facility would be a *'valuable and desperately needed service for the local community'*. The applicant's submitted Design and Access Statement states that the existing premises are not considered suitable for further expansion, therefore requiring the new building. The applicant states that there is an increasing need in West Sussex for good-quality dementia care and the existing facility at Homelands is unable to provide sufficient accommodation to meet the required standards and need. Having reviewed this information, Officers requested that the applicant provides more substantive evidence to demonstrate that there is a clear need for dementia care facilities - specifically in the Horsham district. The applicant provided supplementary (but limited, and un-evidenced) information in July 2016 to justify the local need for this facility, stating that the facility at Homelands is *'constantly full and demand is ongoing'*. The applicant also notes that *'Karen Wells of WSCC 'Director of Care' stated last year that the demand for dementia specialist services is well documented as is the need for quality services for people in later life – that position has not changed at today's date'*.
- 6.5 The justification provided for the development in terms of local need is considered to be limited and anecdotal; and is unsupported by any recent evidence or up-to-date research. The West Sussex County Council Dementia Framework (2014-2019) does provide some commentary on the increase of dementia-care needs in West Sussex, but the document mainly focuses on the recognition, prevention and management of the condition rather than a locational strategy for the provision of care facilities to accommodate these patients.
- 6.6 Given the development is proposed outside the built-up area boundary and in a countryside location, the principle of its acceptability must be assessed against the requirements of HDPF Policies 4 (Settlement Expansion) and 26 (Countryside Protection). The proposed development is located in the Parish of Cowfold where a Neighbourhood Development Plan has not yet been progressed in any meaningful way. Therefore, as the site is not allocated for development in either the HDPF or the Cowfold NDP, the proposed development is considered to conflict with Policy 4. In addition, Policy 26 of the HDPF only allows development that is 'essential to its countryside location' and is 'of a scale

appropriate to its countryside character and location'. Whilst it is acknowledged that there is likely to be an increasing need for specialist dementia care across the country as a whole, it is considered that the applicant has failed to satisfactorily demonstrate that there is a specific need for this accommodation in the Horsham District. In addition, the applicant has failed to demonstrate that the proposed development is specifically required in the location proposed, and that it is 'essential to its countryside location' as required by Policy 26. No evidence has been submitted to indicate that such a facility could not be provided within a BUAB within the District, or that the facility would likely accommodate those in need of specialist care from Horsham District rather than addressing a potential need for such accommodation arising from outside the District.

- 6.7 Policy 18 of the HDPF (Retirement Housing and Specialist Care) is also relevant to this application. Policy 18 supports development for specialist care housing where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. Given the location of this development, it is not considered to be easily accessible by foot to any local services due to the distance and nature of the relatively rural single-carriageway road (A281) which is not pedestrian friendly. There is a bus that passes the entrance to the development that runs from Horsham to Brighton via Cowfold (No 17). The northbound bus stop is located at the entrance of the site. This service runs approximately every 30 minutes (Monday-Saturday) and once every 2 hours on Sundays and Public Holidays. Notwithstanding the No17 bus route that passes the site, as well as the site's relative proximity to the A281, it is not considered that the proposed development meets the requirements of Policy 18 in terms of its sustainability and accessibility to local facilities. Whilst it is noted that residents of such a facility would be unlikely to travel independently, the site is not sustainably located in terms of its accessibility for visitors or staff.
- 6.8 On balance, whilst there *may* be a need for specialist, purpose-built dementia-care facilities in the Horsham District, this need is not considered to have been satisfactorily demonstrated by the applicant, particularly with consideration to the proposed location of development which is in a less-sustainable countryside setting where development is more strictly controlled. The principle of the development in this location is therefore considered to be unacceptable and conflicts with Policies 4, 18 and 26 of the Horsham District Planning Framework (HDPF).

Design of the Proposal

- 6.9 Notwithstanding the above regarding the principle of the development, Officers also have concern with the proposed external design and appearance of the development particularly given its siting in a sensitive, countryside location. National and local planning policy places a great emphasis on design and the quality of development and seeks to ensure that the design of any new development is appropriate to its setting. Paragraph 56 of the National Planning Policy Framework (NPPF) explains the great importance the Government attaches to the design of the built environment, noting that good design is a key aspect of sustainable development, and should contribute positively to making places better for people. NPPF paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The policies of the NPPF are echoed in the HDPF within Policy 32 (The Quality of New Development) and Policy 33 (Development Principles).
- 6.10 It is acknowledged that the proposed building has been designed to be highly functional in order to satisfy standards and requirements of a purpose-built dementia care facility. In this regard, the internal layout and design of the building is considered to be well thought out and appropriate in terms of its functionality for the patients that it would serve. Statements submitted from the applicant and a registered Occupational Therapist support the proposed layout and design of the facility and note that the accommodation and communal facilities

that would be provided are highly appropriate and would meet the needs of the proposed end user. Features such as wide corridors, well-lit spaces, logical layouts, large windows, sign-posting, spacious communal spaces, and individual well-equipped rooms have been included and are considered appropriate for this type of facility.

- 6.11 However, the functionality of the internal design and layout is considered to have compromised the external design and appearance of the building which is considered to be poor, and not characteristic or complementary to its Sussex countryside surroundings. The applicant submitted a Design and Access Statement and a 'Designer's Statement' in support of the proposal which provides a short description of the appearance of the proposed building, and the design considerations. Officers consider this information to be lacking in detail and requested that the applicant reconsiders the external design taking into account characteristic features from surrounding buildings, including in particular the nearby main care home building which the new development would sit opposite. Supplementary information was submitted by the applicant to demonstrate why they consider the design as presented to be appropriate. Examples of several surrounding buildings and structures were provided, with brief descriptions of the design features of some of these buildings, however - it is noted that these design details are lacking in the proposed building. Despite raising these concerns with the applicant, no reconsideration of the design and external appearance of the proposed building has been provided and the design remains as submitted originally.
- 6.12 Policies 32 and 33 of the HDPF incorporate principles set nationally in the NPPF, and seek to ensure that all new development in the district is of a high quality, and complements the locally distinctive character of the district. Policy 33 requires the character of new development to be locally distinctive; to respect the character of the surrounding area; and to use high standards of building materials and finishes. The external design of the proposed care home building is not considered to have been well thought out, and little attempt has been made to consider and incorporate locally distinctive design features and materials as per the requirements of Policies 32 and 33. It is appreciated that this building is purpose-built for a very specific clinical purpose (therefore requiring a carefully designed interior); but this does not mean that the exterior cannot be designed to complement the character of its surroundings. The shape and footprint of the building is very linear and formal, and has no features of interest (such as dormer windows, chimneys, gable ends, traditional materials etc). It is considered that the proposed building has been designed merely as a box to accommodate the internal facilities with little regard to the external design or local vernacular. Given the rural countryside location, and close proximity to the existing converted care home building opposite, it is not considered that the design accords with the requirements of HDPF Policies 32 and 33. In addition, with the lack of justification of need as already explored, the scale of the building in terms of its footprint is considered to be inappropriate for its countryside location and not in accordance with HDPF Policy 26.

Landscaping and character of the surrounding area

- 6.13 It is acknowledged that the site is not restricted by any formal landscape designations, but is approximately 800m from the edge of the High Weald AONB and within approximately 400m of some pockets of Ancient Woodland. The main consideration in terms of the impact of this development on the surrounding landscape is the location of the site in a countryside setting which is not connected to any defined built up area of the district. For this reason, the impact of development on the surrounding landscape is more sensitive and its appropriateness must be carefully considered. HDPF Policy 25 (The Natural Environment and Landscape Character) seeks to ensure that the landscape character of the district will be protected against inappropriate development. Given the majority of the wider site is enclosed by trees and vegetation at its boundaries, it is not thought that the proposed scheme would have a significantly detrimental impact on the surrounding landscape or neighbouring amenity; however, given the sensitivities of the rural location

and the scale of the development proposed, more information is required to fully understand this potential impact.

- 6.14 Part of the proposed development is to incorporate a landscaping scheme, to include a safe and enclosed garden area for the residents to enjoy. This scheme would utilise the currently overgrown and neglected low-walled garden structure which would form a central feature bed in the new garden space. It is considered that the enclosed nature of the outdoor space on the east elevation of the building is appropriate in principle, and would provide a safe and useable space for the residents which includes features such as movable raised garden beds, rubber surfacing, ramps, hand rails and limited steps. It is also considered that in principle, the proposed service access road on the west elevation is acceptable, and would allow service delivery vehicles and refuse collections to access the rear of the site without encroaching further into the curtilage of the site or the landscape beyond.
- 6.15 However, there are specific details of the landscaping scheme that are lacking or missing from the application that are considered necessary to fully assess the appropriateness of the proposal. To demonstrate what the proposed perimeter fencing and planting would look like in the context of the whole development; elevation drawings are required for all sides of the site. Only one landscape elevation drawing has been submitted (the south elevation) therefore officers are unable to determine the suitability of the landscaping scheme as a whole in accordance with HDPF Policy 25. In addition, by advice from the consultant Landscape Architect, other information is required to fully assess the landscaping scheme including a landscape and visual impact appraisal to highlight any possible views of the new building from the surrounding landscape; an arboricultural Statement/tree survey to clearly show the condition of the trees on site, tree pit details, and the trees that are proposed to be removed and/or replanted; full details of proposed hard landscaping; an ecological survey; a written specification of proposed planting methods; and a long term landscape management plan. Whilst it would be preferable if more information with regard to landscaping needs were submitted upfront to enable Officers to appropriately assess the scheme in relation to the proposed building, and to determine whether the requirements of HDPF Policy 25 have been met, these requirements could be secured by condition if the application were to be approved and therefore it is considered that it would not be appropriate to refuse planning permission on this basis.

Impacts on nearby residents

- 6.16 The nearest dwelling to the proposed development is located approximately 50m to the west of the application site (Brookfield), and there are 3 other properties sited within a 100m radius to the west of the site. The boundary between the application site and Brookfield is defined by relatively high and dense hedging. The roofline of the single-storey pitched-roofed dwelling of Brookfield can be seen from the application site, but the distance that would be between the two structures is considered to be far enough to ensure no significant harm would result on the amenity of the neighbouring residents at Brookfield or beyond. Given the traffic that would be associated with the dementia care home would turn off to park before reaching the entrance to these nearby dwellings (which are sited further down the driveway), it is not considered that vehicular traffic would result in significantly adverse impacts on the neighbouring residents in terms of noise, emissions or blockages.

Access / Parking

- 6.17 Access to the site is proposed from the existing access point from the A281 which would be shared with the existing care home and residents of the 5 x residential properties to the west of the application site. WSCC Highways were consulted with regard to this proposed arrangement and after some initial concerns and the submission of further information from the applicant, the County Council, as Local Highway Authority, are now satisfied with the

access arrangements and raise no objection to the proposed development in highways terms.

- 6.18 A parking plan has been submitted to support the application which proposes 28 parking spaces across the entire site (which includes the existing care home of 35 residents and the proposed dementia care facility of 32 residents). This level of car parking accords with the WSCC parking standards for care homes, therefore the amount of car parking spaces proposed is considered acceptable.
- 6.19 The proposed parking is sited in 2 main locations – car park 1 is located near the main access driveway and consists of 10x spaces plus 3x disabled bays. Car park 2 is located opposite the existing Annex building and consists of 14x spaces and 1x disabled bay. There would also be restricted parking for 4x vehicles near the entrance of the proposed dementia care facility which would be constructed after the demolition of the existing Annex building. These would be for the facility manager and visiting doctor/healthcare professionals and are provided in addition to those that are required by the standards. A drop-off bay is also proposed at the entrance of the proposed facility.

Other Considerations – Drainage, Renewable Energy, Ventilation

- 6.20 It is considered that the following areas are currently lacking in detail, but may be overcome by the addition of pre-commencement planning conditions had the proposed development been considered to be otherwise acceptable.
- 6.21 Policy 38 of the HDPF requires that new development does not increase flood risk on site or elsewhere and must incorporate Sustainable Drainage Systems (SuDS) wherever possible, together with appropriate water management measures. The applicant has submitted a short Flood Risk Assessment (FRA) to support the application which identifies that the site is within a 'low risk' flood area (flood zone 1). The Council's specialist Drainage Engineer was consulted with regard to this application, but was unable to offer detailed comment due to a lack of information submitted. The Drainage Engineer has requested that with any recommendation to approve, appropriate drainage conditions are added.
- 6.22 WSCC as the Lead Local Flood Authority were also consulted. They note that the submitted FRA lacks detail other than to suggest that infiltration would be the primary method used to restrict the run off from the development. Accordingly, WSCC recommend several pre-commencement conditions to be added to any recommendation for approval, including the submission of detailed surface water drainage designs and calculations, and that details of the maintenance and management of any SuDS be set out in a site-specific maintenance manual.
- 6.23 It is appropriate for these details to be provided by pre-commencement conditions.
- 6.24 Policy 36 (Appropriate Energy Use) of the HDPF explains how all development will be required to contribute to clean, efficient energy based on the principles of the 'lean, clean, green' hierarchy. All applications for residential or commercial development must include an Energy Statement to demonstrate how the development will comply with the hierarchy. Whilst the proposed development includes the installation of solar panels on the roof, no detail about these has been provided in terms of the contribution it will have to energy use both on site, and/or beyond.
- 6.25 Due to the inclusion within the proposed development of a kitchen facility, the Council's Environmental Health department were consulted. The Environmental Health Officer highlighted the lack of detail submitted with regard to the proposed ventilation extraction system to be installed. Again, whilst it is considered that the preference would be for these details to be submitted up-front to support the full planning application, a pre-

commencement condition for these details would be acceptable as a means of confirming the appropriateness of the ventilation system before development starts.

Summary

- 6.26 As a whole, details submitted originally with this application were considered to fall short of the requirements to enable Officers to fully assess the proposal and recommend a positive outcome (particularly regarding a full justification of need, design, parking and access and landscaping details). Officers subsequently sought to discuss the shortcomings with the applicant's agent and additional time was agreed between both parties to allow more information and plans to be submitted. Having received further supporting statements and information, some of the issues were resolved (access, parking and some clarification was provided regarding need, design and landscaping). However, there are still considerable outstanding issues with this proposal that result in a recommendation for refusal from Officers. Most importantly, given the location and scale of the proposed facility, it is not considered that the applicant has sufficiently demonstrated and evidenced the need for this development in order to outweigh the impact it would have on the sensitive and less sustainable countryside location. It is also considered that the proposal for the building's external design has not been resolved satisfactorily; thereby also causing harm to the character and appearance of the surrounding area. It is therefore considered that the proposed development would conflict with the requirements of the NPPF and with Policies 1, 2, 4, 26, 32 and 33 of the HDPF.

7. RECOMMENDATIONS

7.1 To refuse planning permission.

1. The need for additional dementia care facilities in this countryside location, and of the scale proposed, has not been satisfactorily demonstrated or evidenced. No justification has been provided to indicate that the proposed development is required in a countryside location and that it could not be accommodated within a more sustainable location within a designated Built Up Area Boundary. The proposal therefore does not accord with the overarching principles of sustainable development set out within the NPPF and the HDPF. The proposal therefore constitutes an unallocated and unnecessary development in the countryside, contrary to Policies 1, 2, 4 and 26 of the Horsham District Planning Framework (HDPF) and the requirements of the NPPF.
2. The external design of the proposed building, and the materials proposed to be used, is considered to be poor and not reflective of the local character of the district, particularly the character of its countryside setting outside the Built Up Area Boundary. The proposal has failed to take the opportunities available to create a good quality external appearance, and design of the building is therefore considered to conflict with the principles of good design established in the NPPF, as well as the requirements of Horsham District Planning Framework Policies 32 and 33.

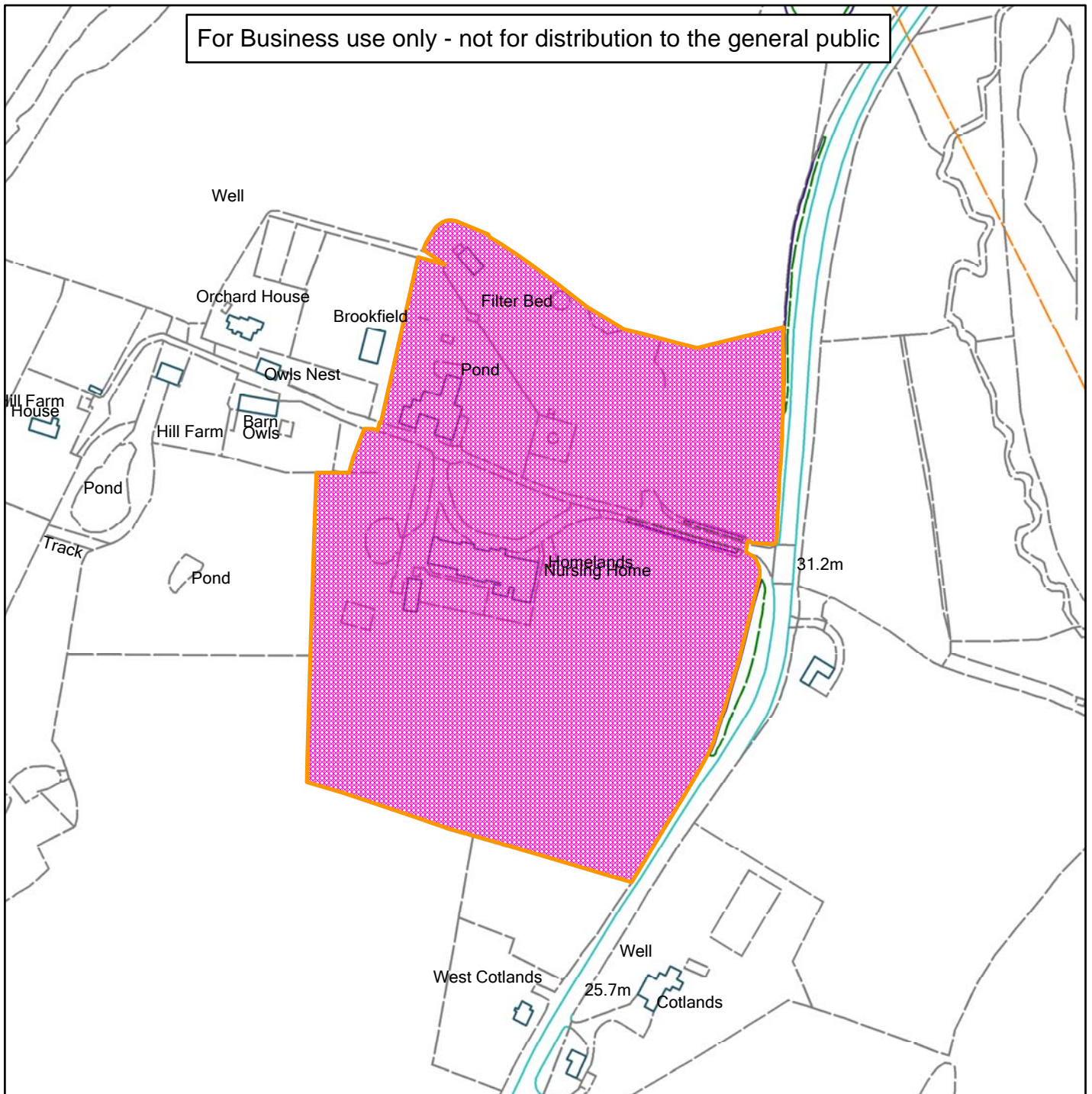
Background Papers: DC/16/0543

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Homelands Nursing Home

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/12/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)

BY: Development Manager

DATE: 20 December 2016

DEVELOPMENT: Removal of condition 15 under DC/13/0787 (Development of 160 residential dwellings (comprising 10 x 5-bed, 49 x 4-bed, 24 x 3-bed, 67 x 2-bed and 10 x 1-bed) together with associated landscaping, open space and access) Relating to pre-commencement requirement for traffic calming scheme

SITE: Land at West End Lane Henfield West Sussex BN5 9HU

WARD: Henfield

APPLICATION: DC/16/1877

APPLICANT: Mr Rob Phillips

REASON FOR INCLUSION ON THE AGENDA: Five or more letters of representation contrary to the Officer's recommendation have been received.

RECOMMENDATION: To approve the removal of condition and grant planning permission subject to appropriate conditions and the completed Deed of Variation to the original legal agreement

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

BACKGROUND AND DESCRIPTION OF THE APPLICATION

1.2 This current application seeks to remove condition 15 of planning approval DC/13/0787 (Appeal Reference APP/Z3825/A/13/2205204) which states:

15. No development shall be commenced until a scheme for the traffic calming of West End Land adjacent to the site entrance, including full construction details and details of the timing of implementation and phasing of the works, has been submitted to and approved in writing by the Local Planning Authority

1.3 Prior to this application, a formal request for confirmation of compliance with Condition 15 (amongst others) of Appeal decision APP/Z3825/A/13/2205204 was validated by the Council on 22/12/2015 under reference DISC/15/0443. As part of DISC/15/0433, the developer initially proposed that the traffic calming be implemented by installing raised tables along West End Lane.

ITEM A02 - 2

- 1.4 However, during the consultation process for DISC/15/0443, the applicant was advised by West Sussex County Council, as Local Highway Authority, that Condition 15 should be withdrawn from that proposal. Furthermore, Henfield Parish Council's consultation response to the proposed traffic calming scheme stated that there was no local support for the traffic calming as proposed. Following these responses, the applicant undertook a series of surveys and consultations to assess the need and scope for traffic calming, local demand for traffic calming and also undertook an updated vehicle speed assessment of West End Lane.
- 1.5 The applicant considers that the outcomes of these studies show that the traffic calming measures required by Condition 15 of the original approval are not required and that a suitable and safe access to the development can be achieved by an amended access design. This application therefore seeks to remove the previously imposed Condition 15.

DESCRIPTION OF THE SITE

- 1.6 The development site is situated outside of any built-up area as defined by the Horsham District Planning Framework and lies to the west of the village of Henfield. The site is located on the northern side of West End Lane with an area of 7.3 hectares, roughly rectangular in shape. It has been noted that construction works have already commenced on site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework 2012 – Delivering Sustainable Development – Section 7 'Requiring Good Design' is relevant to the proposal.

Planning Practice Guidance 2014

- Landscape
- Travel plans, transport assessments and statements in decision-taking
- Use of Planning Conditions

RELEVANT COUNCIL POLICY

- 2.3 The following policies of the Horsham District Planning Framework (HDPF 2015) are relevant to the determination of the application
- HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF37 - Sustainable Construction
HDPF39 - Strategic Policy: Infrastructure Provision
HDPF40 - Sustainable Transport

RELEVANT NEIGHBOURHOOD PLAN

- 2.6 The relevant Neighbourhood Plan is the Henfield Neighbourhood Plan. Following a local referendum this was 'made' in May 2016 as part of the Horsham District Local Plan however following a judicial review the plan was quashed by the High Court in October 2016 and as such is no longer part of the HDPF or considered as a material consideration.

PLANNING HISTORY

DC/13/0787	Development of 160 residential dwellings (comprising 10 x 5-bed, 49 x 4-bed, 24 x 3-bed, 67 x 2-bed and 10 x 1-bed) together with associated landscaping, open space and access	Refused Appeal Allowed
DC/16/0368	Non material amendment to previously approved DC/13/0787 (Development of 160 residential dwellings (comprising 10 x 5-bed, 49 x 4-bed, 24 x 3-bed, 67 x 2-bed and 10 x 1-bed) together with associated landscaping, open space and access) Alterations to approved plots 20/21 to split originally approved pair of semi-detached with the relocation of one of the garages in between the two plots; and alterations to the garage roof in plot 1.	Permitted

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

- 3.2 **Landscape Officer (summarised):** No Objection
Initial comments received from the Landscape Officer 26/08/2016 stated that the proposal (which required an addition of circa 50m of hedge to be removed on the northern side of West End Lane and a long strip of existing vegetation to be trimmed back along the southern side) would further exacerbate the adverse visual and character effect of West End Lane. However, the Landscape Officer also stated that the previous proposals (with the traffic calming) would also have an adverse and urbanising effect to the character of the road. The Landscape Officer indicated that the proposed development could be made acceptable if the plans were altered to reduce the extent of hedgerow removal together with additional planting to replace/reinforce the existing hedgerow.
- 3.3 Following the submission of the revised proposals the Landscape Officer confirmed on 13/09/2016 that the planting proposals submitted by the applicant were satisfactory.

OUTSIDE AGENCIES

- 3.4 **Southern Water** - No comments to make (Response received 1/11/2016)
- 3.5 **West Sussex County Council Strategic Planning (Local Highways Authority) (summarised):** No Objection
The Local Highways Authority (LHA) stated that it would be possible to provide visibility of 50m in each direction at the permanent site access, commensurate with the measured 85th percentile speeds as the proposed hedge removal and relocation allows the splays to be put in place. WSCC also stated that it is essential that the hedge be replanted behind the visibility splay as simply trimming back of vegetation to accommodate visibility would not be acceptable owing to the necessity to maintain the trimmed hedge. No objection raised to the revised access details rather than implementing traffic calming measures.

3.6 **Henfield Parish Council** – The Parish Council raise no objection to the proposals.

PUBLIC CONSULTATIONS

3.7 Letters have been received from 20 separate addresses in relation to this application. Of these, 7 were objecting to the application, 11 make comments that were neutral in tone, or were not material to this particular application. Two letters were received in support of the application

3.8 A summary of the material objections to this application are set out below:

- Need for traffic calming measures
- Highways safety
- To keep the existing hedgerow

3.9 The letters supporting the removal of this Condition were objecting to the traffic calming measures required by Condition 15.

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

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

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

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

6. PLANNING ASSESSMENTS

Principle of the proposal

6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policy. In this regard, the NPPF has the presumption in favour of sustainable development running through it as a golden thread.

6.2 Specific advice for decision taking is set out in Para.14 which requires that development which accords with the development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out of date, to grant permission unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits.

6.3 The principle of the original development is defined within the appeal decision Ref APP/Z/APP/Z3825/A/13/2205204. Within that appeal decision, little specific reference was made of the need for traffic calming measures on West End Lane other than that this measure had been offered as a transport contribution by the appellant. The detail of traffic calming was not considered during the appeal but was reserved by the inspector for later consideration through the addition of a condition to the permission.

6.4 Part 7 of the NPPF relates specifically to good design within development. In particular paragraph 66 of the NPPF states applicants will be expected to work closely with those

ITEM A02 - 5

directly affected to evolve designs to take account of the views of the community and that proposals that can demonstrate this should be considered more favourably.

- 6.5 The applicant undertook what was described as an "informal consultation process", issuing a questionnaire to 133 properties in the vicinity of the permitted development. This process yielded 69 responses (a response rate of 52%) of which 21 respondents (30%) supported the original traffic calming measures proposed, 47 respondents (68%) did not support those measures, and 1 respondent (approx 1%) expressing ambivalence.
- 6.6 The original proposals to install traffic calming measures on West End Lane (considered as part of application DISC/15/0433) were considered by the Council's Landscape Officer to have an adverse and urbanising effect on the character of the road. The applicant has therefore sought to consider alternatives to their provision and the principle of removing Condition 15, and thereby not requiring traffic calming measures along West End Lane, is acceptable, subject to a consideration of the visual and highway safety aspects.

Landscape and townscape impact

- 6.7 One of the main concerns was the potential visual impact of the revised scheme should the removal of planning Condition 15 be approved. The Landscape Officer was consulted on the provided information. Initially the Landscape Officer requested some further details and clarification including details of additional planting to reinforce the existing hedgerow and that the extent of hedgerow to be removed could be reduced or that the hedgerow be trimmed rather than completely removed.
- 6.8 The applicant submitted revised landscaping proposals indicating the extent of additional hedge removal and proposed replacement planting behind the visibility splay. The Landscape Officer considered the revised details submitted and is satisfied that these would minimise any impacts upon the character of the area or appearance of the streetscene.
- 6.9 Therefore, whilst the current proposal requires the removal of a length of existing hedge in order to retain the required visibility splay, it is proposed that a native species hedge together with native species shrub planting be planted to replace this. The visual integrity and landscape character of the area would therefore be well maintained. As such the proposal is considered to be in accordance with Policies 32 and 33 of the HDPF.

Highway Safety

- 6.10 The applicant has undertaken detailed consultation with statutory consultees and locals to identify a proposal which provides a safe and suitable access to the site for vehicles, pedestrians, cyclists whilst being appropriate in scale to the existing local road network.
- 6.11 Prior to the submission of this application, the applicant commissioned a traffic survey, which was undertaken by means of an automated traffic count along West End Lane for the period 17th-23rd June 2016 by the independent transport consultancy Odyssey Markides. This survey found that the average traffic speed on West End Lane over that period was 26.1mph (in both directions) with the 85th percentile vehicle speeds of 33.4mph in both directions. These speeds were lower than those recorded during the previous traffic survey undertaken in July 2014, which measured average vehicle speeds of 31.7mph (eastbound) and 30.7 mph (westbound) and 85th percentile vehicle speeds of 38.6mph eastbound and 38.5mph westbound.
- 6.12 These assessments and consultations demonstrated that construction of traffic calming mechanisms in West End Lane would not be the most appropriate solution in terms of

ITEM A02 - 6

highway safety and would not preserve local landscape character and, in addition, would be in conflict with a number of expressed views of local people. Alternative options to raised tables were suggested by respondents to the questionnaire including the implementation of either speed cushions or horizontal, rather than vertical, deflection traffic calming. These were considered as part of the Stage 1 Road Safety Audit (July 2016) however this assessment indicated that there is not sufficient carriageway width on this section of West End Lane to implement such traffic calming measures to the required standard.

- 6.13 Following discussions with the Local Highway Authority, the applicant therefore put forward revised plans for the site access taking account of the traffic survey findings and a revised access into the development was designed to provide visibility splays of 2.4m x 50m commensurate with the up-to-date measured 85% percentile vehicle speeds. The Stage 1 Road Safety Audit for the revised site access junction identified no material concerns with the proposed access arrangements.
- 6.14 The proposed revised access design has been reviewed by the Local Highway Authority, which consider this to be acceptable and therefore raise no objections. Policy 40 (Sustainable Transport) of the HDPF states that development will be supported if it (*inter alia*) "Provides safe and suitable access for all vehicles, pedestrians, cyclists, horses, riders, public transport and the delivery of goods". It is considered that the revised access represents a suitable solution to ensure that the most appropriate design to ensure highway safety can be implemented and as such the proposal is in accordance with HDPF Policy 40.

Summary

- 6.15 The original approval was subject to a Unilateral Undertaking to secure the provision of required infrastructure in relation to this development. As an application to remove a condition made under Section 73 of the Town and Country Planning Act results in the grant of a new permission, should it be approved, there is a requirement to ensure that the obligations of the original legal undertaking remain applicable. In order to ensure this, the applicant and the Council have agreed a deed of variation to include reference to this current planning application in the original Unilateral Undertaking. This will ensure that all other provisions of the Unilateral Undertaken except those relating to Condition 15 of the original permission will remain in full force and effect, as required by Policy 39 of the HDPF.
- 6.16 Having regard to the assessment above the key factors to be taken into account in reaching a decision in respect of this application are:-
- The proposal has been developed following a programme of assessment and consultation with members of the public and statutory consultees and is considered appropriate given the measured vehicle speeds and would not result in any highway safety impacts.
 - The proposed means of access to the site replacing the original traffic calming proposals would limit the urbanising effect of the development on West End Lane.
- 6.17 In conclusion, it is considered that in comparison to the traffic calming works required by Condition 15, the proposed development with a revised access represents no decrease in highway safety and would reduce the level of impact to landscape character. Condition 18 which previously sought to achieve Code Level 3 for Sustainable Homes is now longer achievable due to changes in legislation and is therefore removed.

7. RECOMMENDATIONS

7.1 To approve the removal of condition 15 and grant planning permission subject to appropriate conditions and the completed Deed of Variation to the original legal agreement

7.2 A number of the conditions of planning approval DC/13/0787 have been complied with since its issue. Therefore, the exact wording of some of the conditions will need to be amended to reflect details which have already been submitted to and approved by Horsham District Council. It should also be noted that Condition No. 15 of planning approval DC/13/0787 is now removed.

1. Approved Plans Condition

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

Commencement Condition:

2. The development hereby permitted shall be begun before 2nd June 2017.

Reason: To be consistent with the original permission and to comply with Section 91 of the Town and Country Planning Act and to reflect the specific circumstances relating to this proposal.

Design Related Condition:

3. All materials used for external walls and roofs of the approved buildings shall conform with the schedule of materials, finishes and colours approved on 1st June 2016 under application DISC/15/0433. The approved Schedule of Materials shall be fully implemented and the development shall thereafter be permanently retained in accordance with the approved details.

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

4. The screen walls and fences shall be fully implemented in accordance with the details approved on 2nd September 2016 under application DISC/15/0433. No dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be provided only in accordance with the approved details and thereafter so retained.

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

5. The external streetlighting/floodlighting shall be fully implemented, and shall thereafter be permanently retained, only in accordance with the details approved on 2nd September 2016 under application DISC/15/0433.

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

ITEM A02 - 8

6. The finished floor levels of the development shall be fully implemented, and shall thereafter be permanently retained, in accordance with the details approved on 2nd September 2016 under application DISC/15/0433.

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

7. The facilities for the storage of refuse/recycling bins shall be fully implemented, and shall thereafter be permanently retained, in accordance with the details approved on 24th February 2016 under application DISC/15/0433.

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

8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (Permitted Development) (Amendment) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no external alteration, extensions or other development shall be carried out to the Mews dwellings hereby permitted or placed within the curtilages of the Mews dwellings.

Reason: To protect the amenities of adjoining residential properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification), no fences, gate or walls shall be erected within the curtilage of any dwelling house except in accordance with the details approved by the Council under this permission or subsequently following the grant of a separate planning permission in that regard.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Tree Related Conditions:

10. During the construction period the burning of any materials from site clearance or from any other source shall not take place within 10m of the furthest extent of the canopy of any tree, group of trees, or hedgerow, targeted for retention on the site or on land adjoining.

Reason: To ensure the successful and satisfactory retention of important trees and hedgerows on and adjacent to the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11. The development shall be fully implemented in accordance with the Arboricultural Method Statement details approved on 8th April 2016 under application DISC/15/0433.

Reason: To ensure the successful and satisfactory retention of important trees and hedgerows on and adjacent to the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Related Condition:

12. No development shall be commenced until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall be submitted concurrently as a complete scheme and shall include the

ITEM A02 - 9

replacement hedgerow planting adjacent to the site access along West End Lane (as set out in approved plan 5822/ ASPD002 Rev B), unless otherwise agreed with the Local Planning Authority, and shall comprise:

- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice
- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers,
- Tree pit and staking/underground guying details
- A written specification (National Building Specification compliant) for hard landscape and soft landscape works (including ground preparation, cultivation and other operations associated with plant and grass establishment)
- Existing and proposed levels, contours and cross / long sections for all earthworks, including for Sustainable Urban Drainage System features
- Hard surfacing materials: layout, colour, size, texture, coursing and levels
- Walls, fencing and railings: location, type, heights and materials
- Minor artefacts and structures – location, size and colour and type of street furniture, play equipment, signage, refuse units.

The landscaping scheme shall be implemented in full accordance with the approved details. Planting shall be carried out according to a timetable to be agreed in writing with the Local Planning Authority. Any plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory development and in the interests of amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13. The underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities, and required ground excavations shall be fully implemented, and shall thereafter be permanently retained, in accordance with the details approved on 21st July 2016 under application DISC/15/0433.

Reason: To protect roots of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14. The detailed long term Landscape Management and Maintenance Plan for all landscape areas shall be fully implemented in accordance with the details approved on 25th April 2016 under application DISC/15/0433. The areas of planting shall thereafter be retained and maintained in accordance with the approved Landscape Management and Maintenance Plan.

Reason: To ensure a satisfactory development and in the interests of amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways and Construction Related Conditions:

15. Condition removed (numbering retained for ease of reference)
16. Throughout the construction period, the development shall proceed only in accordance with the construction environmental management plan (CEMP) details approved on 23rd August 2016 under application DISC/15/0443.

ITEM A02 - 10

Reason: To ensure a satisfactory development and in the interests of amenity, road safety and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. Throughout the construction period, the wheel cleaning facility shall be installed in accordance with the details approved on 6th July 2016 under application DISC/15/0433. The facility shall be retained in working order and operated throughout the period of work to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion when deposited on the road system in the locality.

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

18. Condition removed (numbering retained for ease of reference).

Surface/Foul Water Drainage Condition:

19. The means of foul and surface water drainage disposal shall be fully implemented, and shall thereafter be permanently retained, in accordance with the details approved 2nd September 2016 under application DISC/15/0433.

Reason: To ensure that the development is properly drained.

Archaeology Condition

20. The programme of archaeological works shall be fully implemented in accordance with the details approved on 20th July 2016 under applicant DISC/15/0433.

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

Environmental Conditions:

21. Any visibly contaminated or odorous material encountered on the site during the development work must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present.

Reason: To ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

22. No deliveries to and from the site in connection with the construction of the development shall take place outside of the following times:
Between 07:30 hours and 17:30 hours on Mondays to Fridays;
Between 08.00 hours and 13:00 hours on Saturdays;
and none shall take place on Sundays and Public Holidays.

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

23. Prior to the occupation of the dwellings hereby permitted details of a LEAP (play space), including the specification of play equipment, shall be submitted to and approved in writing by the Local Planning Authority. No more than 120 dwellings shall be occupied until the approved details have been implemented in full and opened for public use.

ITEM A02 - 11

Reason: To secure an adequate standard of environment for the development and to comply with Policies 33 and 43 of the Horsham District Planning Framework (2015).

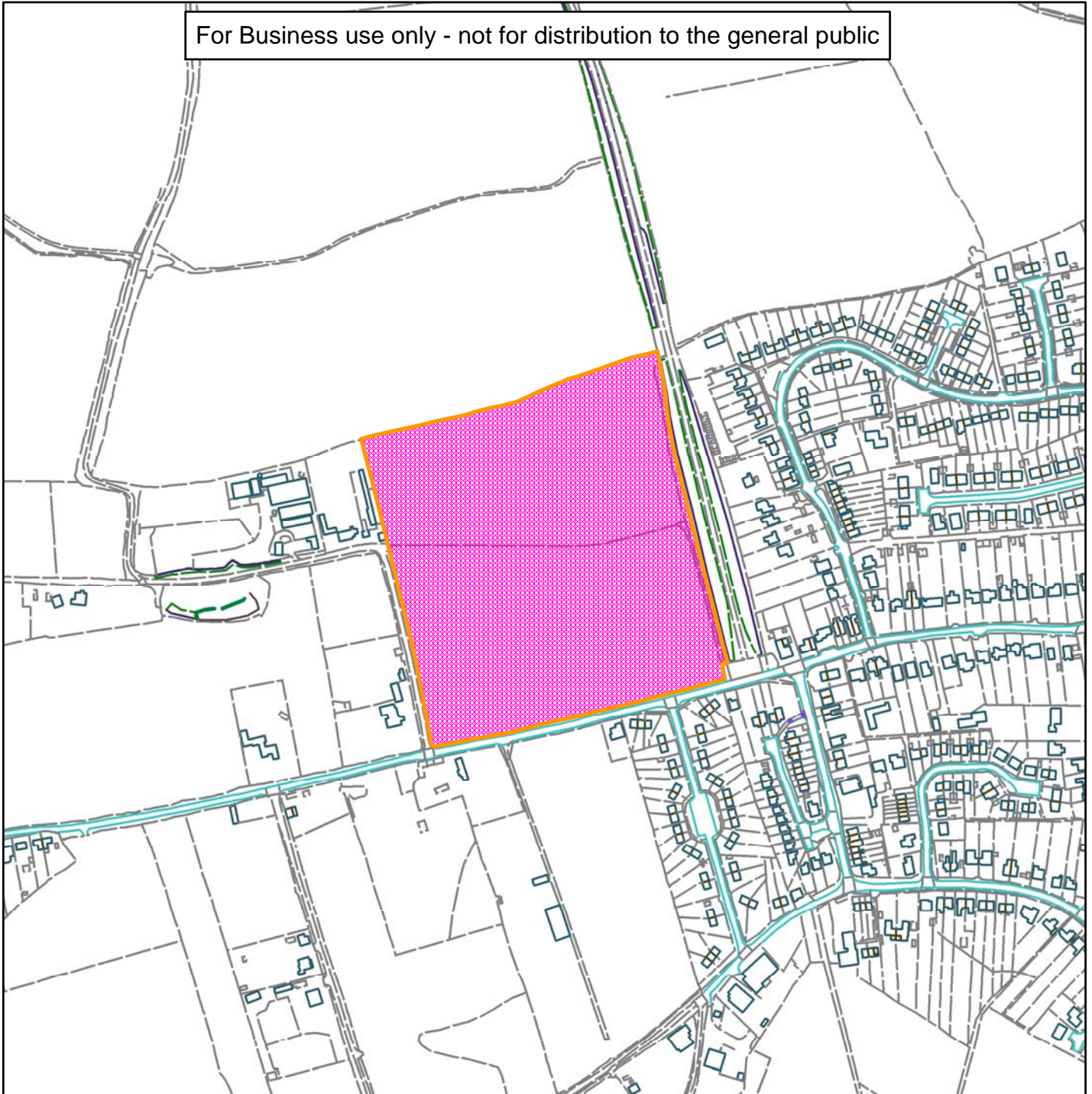
Background Papers: DC/16/1877, DC/13/0787 & DISC/16/0443

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Land at West End Lane

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/12/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)

BY: Development Manager

DATE: 20 December 2016

DEVELOPMENT: Variation of condition 1 to previously approved application DC/15/1547 (Erection of new build 32 bed dementia care home on land to the rear of The Anchorage Residential Home); relating to amendments to the design and height of the roof of the building to facilitate the creation of additional first floor space to provide 3x 2-bedroom self-contained staff accommodation units, along with elevational alterations, changes to external finishing materials and amendment to landscaping scheme.

SITE: The Anchorage Coombelands Lane Pulborough West Sussex

WARD: Pulborough and Coldwaltham

APPLICATION: DC/16/1860

APPLICANT: Mr Nick Wyatt

REASON FOR INCLUSION ON THE AGENDA: The application if permitted would represent a departure from the Development Plan as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015

RECOMMENDATION: To approve the application, subject to conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application proposes a minor material amendment to planning permission DC/15/1547, which permitted the erection of a 32-bedroom dementia care home, with five ancillary staff bedrooms at first floor level, served by a new access from Coombelands Lane.

1.3 The main proposed change is to the roof form and height of the building. As permitted under DC/15/1547, the building would have flat crown roof to 5.6 metres. The proposal increases this by 0.3m to 5.9m, and adds a small higher section of roof approximately central on the building, at the entrance. This feature would have a height of 7.9m.

1.4 The proposed increase in roof height and addition of a central higher section of roof would facilitate the provision of three 2-bedroom staff flats, whereas the previous application included five single staff bedrooms with shared bathroom and living/dining area with

ITEM A03 - 2

kitchenette. The first floor still also provides ancillary facilities such as laundry, kitchen and staff rest area, which were also shown at first floor level on the approved drawings.

- 1.5 In addition to the proposed alterations to the roof of the building, the elevations now include areas of flint to break up the all-brick building previously approved.
- 1.6 Amendments to landscaping are also proposed, namely the removal of a tree to facilitate construction access. Proposed re-planting also forms part of this application.

DESCRIPTION OF THE SITE

- 1.7 The application site is as per the description in DC/15/1547. Construction had not commenced at the time of the Officer's site visit. The site is an un-developed parcel of land to the south west of the existing Anchorage care facility, which slopes down roughly from south to north. The site is to the north of Pulborough railway station, where there is a listed signal box. The existing care home lies within a Conservation Area.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 The National Planning Policy Framework (March 2012), sections 6, 7, 8, 11 and 12.

RELEVANT COUNCIL POLICY

- 2.3 The Development Plan consists of the Horsham District Planning Framework (November 2015) (HDPF).
- 2.4 The relevant Policies of the HDPF are Policy 1 – Sustainable Development, Policy 2 – Strategic Development, Policy 3 – Settlement Expansion, Policy 9 – Employment Development, Policy 10 - Rural Economic Development, Policy 18 – Retirement Housing and Specialist Care, Policy 24 – Environmental Protection, Policy 25 – District Character and the Natural Environment, Policy 26 – Countryside Protection, Policy 31 – Green Infrastructure and Biodiversity, Policy 32 – The Quality of New Development, Policy 33 – Development Principles, Policy 34 – Heritage Assets and Managing Change within the Historic Environment, Policy 35 – Climate Change, Policy 37 – Sustainable Design and Construction, Policy 40 – Sustainable Transport, Policy 41 – Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Pulborough Parish has been designated as a Neighbourhood Plan Area, but there is no Made Neighbourhood Plan in place at this time.

PLANNING HISTORY

There are a number of planning applications relating to the existing care home, use of which was first permitted under PL/84/81. The following application is relevant to this site:

DC/15/1547	Erection of new build 32 bed dementia care home on land to the rear of The Anchorage Residential Home.	Permitted
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3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

- 3.2 HDC Drainage Engineer:
No further comments to make.
- 3.3 HDC Archaeology Consultant:
Do not consider the proposed development to have archaeological implications.
- 3.4 HDC Ecology Consultant:
No further comments to make
- 3.5 HDC Environmental Health Officer:
No adverse comments to make
- 3.6 HDC Landscape Architect:
Verbal comments only: Advised that concerns raised in respect of previous application DC/15/1547 still stand, but the proposed amendments to not add to or exacerbate that concern to any significant degree.
- 3.7 HDC Conservation Officer:
Verbal comments only: Advised that concerns raised in respect of previous application DC/15/1547 still stand, but the proposed amendments to not add to or exacerbate that concern to any significant degree.

OUTSIDE AGENCIES

- 3.8 WSCC Highways:
No objection.
- 3.9 Southern Water:
No further comments to make.

PUBLIC CONSULTATIONS

- 3.10 Pulborough Parish Council:
Objection on the basis of over-development and also Members' previously recorded serious concerns regarding access/utility service issues to the site.
- 3.11 Three letters of objection from two households have been received by the Council, which include the following points:
- If the approved scheme is not fit for purpose, the developer should start from scratch with a new design, not try to shoehorn changes in.
 - The proposed access encroaches on land outside of the applicant's ownership [*Officer note: no changes are proposed to the permitted access as part of this application*]
 - Access should be combined with the new development at the station. This would be less intrusive.
 - There are no gas and water mains on Coombelands Lane, contrary to the submitted plans.
 - It is not clear where construction traffic will be based.
 - The revised building is dramatically higher.

ITEM A03 - 4

- Vehicles associated with the care home drive over the pathway outside Church House.
- Architectural quality is poor.

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application proposes an amendment to planning permission DC/15/1547. The application is made under section 73 of the Town and Country Planning Act 1990 (as amended), and proposes the variation of the 'approved plans' condition to substitute the proposed revised drawings. The granting of planning permission under s73 results in the issuing of a new planning permission, and the developer then has the option of implementing either the original planning permission or the amended scheme. If permission is granted under s73, it would be subject to the same time limit for implementation as the original permission. Under the requirements of s73, the Council is only allowed to consider the question of the conditions subject to which planning permission should be granted. The principle of development therefore cannot be re-visited and the main consideration for this application is therefore the acceptability of the proposed amendments.
- 6.2 The HDC Landscape Architect raised concern in respect of the previous application due to the landscape harm arising from the bulk and footprint of the building, lack of opportunities for substantial screening planting and the visual impact of the proposed access. However, it was considered that the landscape harm was limited and that the public benefits of the scheme outweighed the landscape harm. The current proposal has been discussed with the Landscape Architect, who advises that although the proposal still results in the same concerns being raised, the increased height does not materially add to that harm. Therefore, while the proposal results in landscape harm, this is not increased in comparison to the previous proposal. No objection is therefore raised in respect of landscape impacts.
- 6.3 Similarly, the HDC Conservation Officer has advised that there is harm to the setting of heritage assets including the adjacent Conservation Area, and grade I listed St Mary's Church arising from the development, and raised this concern in respect of the previous application. However, the Conservation Officer has advised that the level of harm arising from the amended roof form does not exacerbate the harm identified in connection with the previous application.
- 6.4 In light of the conclusions of the Landscape Architect and Conservation Officer, i.e. that the proposed amendments are not of a sufficient scale to increase the impacts identified on the previous application, it is considered that the proposed amendments to the proposal remain acceptable in terms of design, appearance and visual impact.
- 6.6 The proposed building now incorporates three 2-bedroom staff flats, rather than the previously permitted five single staff bedrooms and shared bathroom and living area. The

ITEM A03 - 5

Highway Authority have advised that this amendment does not materially alter the scheme from a highway safety point of view. No objections are therefore raised in respect of highways and parking.

- 6.7 No objection was previously raised in respect of other matters such as archaeology, ecology, drainage and sustainability. The proposed amendments do not materially alter the proposal in these respects.
- 6.8 The proposed development therefore remains acceptable, subject to the conditions set out in the decision notice of DC/15/1547.

7. RECOMMENDATIONS

7.1 To permit the application, subject to the following conditions:

1. A condition listing the approved plans.
2. The development hereby permitted shall be begun before the expiration of three years from 31.03.2016, being the date of planning permission DC/15/1547.

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

3. No construction works shall take place other than between the hours of 0800 - 1800 Monday to Friday, 0900 - 1300 on Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed, in writing, by the Local Planning Authority.

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

4. No burning shall take place at the site at any time.

Reason: In the interests of the amenities of the surrounding properties and to comply with Policy 33 of the Horsham District Planning Framework (2015).

5. No development shall be carried out, including any works of demolition, until a Construction Environmental Management Plan (the Plan) has been submitted to and approved, in writing, by the Local Planning Authority. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- the provision of measures to prevent drainage of water from the site onto the public highway,
- details of disposal of waste materials from the site,
- measures to control noise and dust during construction,
- proposed hours of operation,
- details of public engagement both prior to and during construction works

Thereafter the development shall be carried out in accordance with the approved Plan.

Reason: In the interests of highway safety and the amenities of the area and to comply with the NPPF and Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 6 No development shall be carried out until a desktop study and risk assessment to address any contamination have been submitted to and approved, in writing, by the Local Planning Authority. If this study deems necessary, then an intrusive investigation and further risk assessment will need to be submitted to and approved, in writing, by the Local Planning Authority. The scope of the investigation shall be agreed with the Council in advance of the works. The risk assessment will assess the degree and nature of any contamination on site and assess the risks posed by any contamination to human health, controlled waters and the wider environment. A detailed method statement for any required remediation works will need to be submitted to and approved, in writing, by the Local Planning Authority. No development shall be carried out until any required remediation works have been completed and a validation report to verify these works has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to comply with Policy 24 of the Horsham District Planning Framework (2015).

- 7 No development shall be carried out until a Landscape and Ecological Management Plan (the Plan) has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan and the measures contained within it in unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of preserving the local bat population and to comply with the NPPF and with Policy 31 of the Horsham District Planning Framework (2015).

- 8 No development shall be commenced until precise details of the finished floor levels of the development in relation to a nearby datum point have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 No development shall be carried out until details of a surface water drainage strategy, based on the principles of Sustainable Drainage Systems (SuDS), have been submitted to and approved, in writing, by the Local Planning Authority. The strategy shall be in accordance with the principles of the Technical Guidance to the NPPF (or any subsequent version). The surface water drainage strategy shall:
- a.) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b.) include a timetable for its implementation; and
 - c.) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure a satisfactory standard of development in accordance with Policy 38 of the Horsham District Planning Framework (2015).

ITEM A03 - 7

- 10 No development shall be carried out until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved foul and surface water sewerage disposal details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy 38 of the Horsham District Planning Framework (2015).

- 11 No development above slab level shall be carried out until details of external facing and roof materials have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 No development above slab level shall be carried out until details of boundary treatments, including around the perimeter of the residents gardens, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall not be brought into use until the boundary treatments, including the boundary around the perimeter of the residents garden, have been installed in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

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

- 13 No development above slab level shall be carried out until a detailed external lighting strategy has been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved strategy and no other external lighting shall be provided at the site unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of preserving the local bat population, to preserve the visual amenities of the area and character of the countryside location and to comply with the NPPF and with Policies 25, 26, 31 and 33 of the Horsham District Planning Framework (2015).

- 14 No development shall be occupied until car parking has been provided in accordance with the details shown on the approved plans unless otherwise agreed, in writing, by the Local Planning Authority. The approved car parking shall be retained for the purpose of car parking at all times unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and highway and pedestrian safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 15 No development shall be occupied until the facilities for cycle and refuse storage have been provided in accordance with the approved plans unless otherwise agreed, in writing, by the Local Planning Authority. The approved facilities shall be retained for the purposes of cycle and refuse storage at all times unless otherwise agreed, in writing, by the Local Planning Authority.

ITEM A03 - 8

Reason: To ensure a satisfactory development and in the interests of amenity and highway and pedestrian safety in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 16 No development shall be occupied until the vehicular access shown on the approved drawings has been provided in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority. The approved access shall be retained at all times.

Reason: In the interests of highway safety and the amenities of the area and to comply with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

- 17 No development shall be occupied or brought into use until vehicular visibility splays of 2.4m by 43m have been provided to the east and west of the site access to Coombelands Lane, unless otherwise agreed, in writing, by the Local Planning Authority. The approved visibility splays shall be retained at all times thereafter unless otherwise agreed, in writing, by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6m above adjoining carriageway level unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the area and to comply with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

- 18 No development shall be brought into use until a Servicing Management Plan (the Plan) has been submitted to and approved, in writing, by the Local Planning Authority. The Plan shall set out the arrangements for loading and unloading of deliveries to the proposed development, the location and frequency of deliveries and the arrangements for the collection of refuse. The development shall be operated in accordance with the approved plan unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety, to safeguard the operation of the public highway and in the amenities of the area and to comply with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

- 19 No development shall be brought into use until an employee training programme has been submitted to and approved, in writing, by the Local Planning Authority. The training programme shall include measures to support employee skills development, identify local training and development opportunities and include details of a mechanism for the success of the training programme to be reviewed in consultation with the Local Planning Authority. The training programme, and approved measures, shall be fully implemented at all times unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of promoting and supporting the local rural economy and to comply with the aims and objectives of the NPPF and Policy 10 of the Horsham District Planning Framework (2015).

- 20 No development shall be carried out other than in accordance with the approved Landscape plan (ref: 902 B) unless otherwise agreed, in writing, by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed, in writing, by the Local Planning Authority.

ITEM A03 - 9

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with the NPPF and with Policies 25, 26, 31 and 33 of the Horsham District Planning Framework (2015).

- 21 The landscaping shall be maintained in accordance with the approved Landscape Management Specification unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with the NPPF and with Policies 25, 26, 31 and 33 of the Horsham District Planning Framework (2015).

- 22 The on-site ancillary staff accommodation shall be used for no purpose other than as ancillary staff accommodation unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To prevent the creation of independent units or residential accommodation outside of the Built Up Area Boundary and to comply with the NPPF and with Policies 1, 2, 10, 18, 26 and 32 of the Horsham District Planning Framework (2015).

Notes to Applicant

- a. The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.
- b. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover any off-site highway works. The applicant is requested to contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- c. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

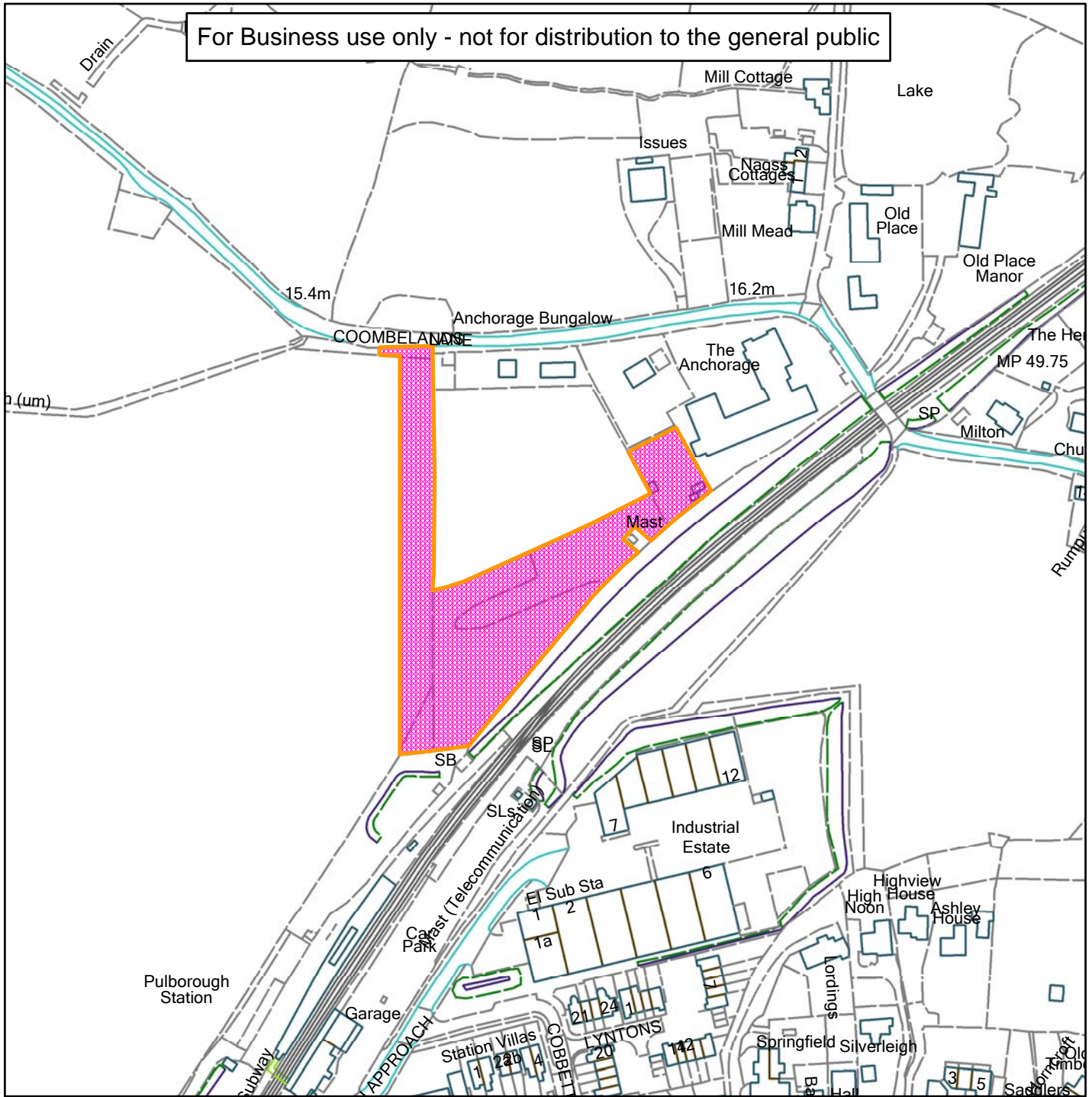
Background Papers: DC/16/1860 and DC/15/1547

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The Anchorage

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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	08/12/2016
SA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)

BY: Development Manager

DATE: 20 December 2016

DEVELOPMENT: Demolition of existing dwelling and erection of 2 pairs of semi-detached properties, associated parking and landscaping

SITE: Meadowsweet Penlands Close Steyning West Sussex

WARD: Steyning

APPLICATION: DC/16/1722

APPLICANT: Mr M Eaton

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representations received contrary to Officer's recommendation

RECOMMENDATION: To grant 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 demolition of the existing dwelling and the erection of 2 x pairs of semi-detached dwellings. The proposed dwellings would sit along a staggered build line, set back from the private lane by approximately 8.5m.

1.2 The proposed plots would measure to a depth of between 15.9m and 17.2m, with a width of 3.3m and 4.3m, with the proposed dwellings being positioned centrally. Each pair of dwellings would measure to a depth of 13m and a width of 11.4m, and would extend to a total floor area of approximately 158sqm. The proposed dwellings would incorporate a gable feature to the front, with hipped roof to the rear, extending to an overall height of 8.6m. The proposal would extend over three floors (with a master bedroom and ensuite built in the roof) and would incorporate a ground floor bay window, and single storey projection to the rear. Amenity space would be provided to the rear of the dwellings (measuring approximately 27sqm) with parking for 2 x vehicles positioned to the front of the plot.

1.3 The front elevation of each dwelling would incorporate a pair of first floor windows, with a single window to the second floor, with ground floor folding doors to the rear, a pair of windows to the first floor, and a roof light to the second floor to the rear elevation. Three first floor side windows are proposed to serve bedroom 3, family bathroom and en-suite, and these are proposed to be obscure glazed.

ITEM A04 - 2

- 1.4 The proposed dwellings would be finished in flint with brick quoins to the front, with facing brick to the rear and side elevations. The proposal would provide 4 x 4-bed dwellings, with living room, kitchen, w.c and utility room to the ground floor, 2 x bedrooms (one with en-suite) and family bathroom to the first floor, and master bedrooms with en-suite to the second floor.

DESCRIPTION OF THE SITE

- 1.5 The application site consists of a single storey dwelling and detached garage to the west of Penlands Close within the built-up area of Steyning. The site is accessed via a private lane that includes a number of detached and semi-detached properties of both single and two-storey, with the rear gardens of the properties to the east accessible along the lane.
- 1.6 The neighbouring property to the north is a single storey bungalow positioned at a distance of approximately 7m from the shared boundary, and forward of the application dwelling. The dwelling is oriented to face south with two ground floor windows serving kitchen and living room facing onto the site. The neighbouring property to the south consists of a two storey dwelling that includes a single storey addition along the shared boundary. The property includes no side facing windows, and is built in line with the application dwellings. A row of single storey dwellings are positioned along the rear boundary, which due to the stepped ground levels are visible from eaves and above.
- 1.7 The application site is bound by a low-lying wall to the east, and a mix of mature trees along the northern, southern and eastern boundaries. A closeboarded fence is positioned along the western boundary.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
NPPF4 - Promoting sustainable transport
NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF15 - Strategic Policy: Housing Provision
HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Steyning, Bramber, Wiston and Ashurst Parish Development Area**
- Designated 18 September 2016

PLANNING HISTORY

ST/11/56	House. (From old Planning History)	PER
ST/1/58	Bungalow and garage. (From old Planning History)	PER
ST/3/55	House. (From old Planning History)	PER
ST/4/54	Site for dwelling. (From old Planning History)	REF
ST/43/79	Outline: two dwellings. (From old Planning History)	REF
ST/5/55	Access to greenacres (From old Planning History)	PER
DC/16/0505	Use as a residential care home for four residents. See supporting statement for further details. (Certificate of Lawful Development - Proposed)	WDN

3. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

3.1 N/A

OUTSIDE AGENCIES

3.2 **County Council – Highways**, No Objection (Summary) - Two car parking spaces per dwelling have been provided off street. From an inspection of the plans the spaces are sufficient in dimensions. The WSCC Car Parking Demand Calculator, on the basis of two allocated spaces per dwelling being provided, envisions that a demand for ten spaces would be required. This shortfall in two spaces would not be a reason to resist the proposal. The Local Highway Authority (LHA) do not consider that any overspill parking would occur in locations that would be a detriment to the safety of the public highway. Whilst no turn on site has been provided this appear to be the case for neighbouring properties with no evidence of highway safety concern. The LHA do not consider that the transport/highway impact of the development would be 'severe' and thus there is no objection to the proposal, subject to the imposition of relevant conditions.

3.3 **Southern Water**, consulted on the 7 November 2016. The response received can be summarised as follows: No comment.

PUBLIC CONSULTATIONS

3.4 **Parish Council Consultation**, consulted on the 7 November 2016. The response received can be summarised as follows: Objection on the following grounds:

- Overdevelopment of the site
- Out of character with the area
- Loss of tress and wildlife

ITEM A04 - 4

- Traffic and access issues

3.5 18 letters of objection have been received from 14 separate households, and these raise the following objections:

- Overdevelopment of the site
- Loss of privacy and light to neighbouring properties to north and west
- Noise and pollution during the construction phase
- Loss of trees within the site
- Development is out of character with the surroundings
- Increase of traffic and safety of access down Penlands Close and on Bostal Road
- Restricted access to site for emergency and refuse vehicles
- Increase risk of flooding

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 The application seeks full planning permission for the demolition of the existing dwelling, and the replacement with 2 x pairs of semi-detached dwellings, with associated parking and landscaping.

Principle of Development

6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.

6.3 The application site lies within the built-up area of Steyning, which is categorised as a "Small Town and Larger Village" under the settlement hierarchy. These are settlements with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services.

6.4 There is a presumption in favour of sustainable development within the defined built-up area, and as such the proposal is considered to be acceptable in principle, subject to all other material considerations.

Character and appearance

6.5 Policies 32 and 33 of the HDPF promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings.

ITEM A04 - 5

- 6.6 The surrounding area is characterised by a mix of single storey and two storey dwellings consisting of both detached and semi-detached form. The surrounding build pattern consists of narrow, elongated plots, with a number of larger dwellings in rectangular plots to the south of the site (primarily along Bostal Road). The staggered and varied nature of Penlands Close and the immediate surroundings do not have a strong or consistent character, with an eclectic variation of built form, appearance and layout within the surroundings.
- 6.7 In this context the introduction of semi-detached dwellings, set back from the private lane, is not considered to detract from the overall character and build pattern of the surroundings. As such there is no objection to the proposed built form or density of the development. The street scene is characterised by a mixed vernacular and material palette, with the neighbouring properties to the south incorporating similar finishes to that proposed within the application dwellings. Whilst it is recognised that there is no identifiable character along the street scene, the finish of the proposed dwellings is nonetheless considered to reflect that of the direct neighbours to the south, as well as other dwellings within the wider vicinity.
- 6.8 The proposed dwellings would have a ground floor area of approximately 77sqm and would be positioned centrally within a curtilage of approximately 195sqm. The plot size of each dwelling is considered to provide a sufficient amount of amenity space that would be reflective of the built surroundings and pattern of development. The position of the dwellings would retain a level of openness between the surrounding properties, with the setback allowing for a form of visual relief when viewed from the street.
- 6.9 The proposed layout of the site, including off-street parking along the frontage, is considered to reflect that of the surrounding properties, with the setback considered to reduce the visual impact upon the wider street scene. The site level slopes downwards from south to north, and it is proposed to step the ground level to transition the heights of each pair of semi-detached dwellings. The southern pair would be set slightly lower than the neighbouring property to the south, with the northern pair set further down at a similar ground level to the single storey dwelling to the north. This transition is considered an appropriate and informed approach that would not only limit physical and visual impact upon the neighbouring single storey dwelling, but also reflect the character and pattern of development of the wider street scene.
- 6.10 The development is considered to reflect the positive characteristics of the local neighbourhood and would accord with policies 32 and 33 of the Horsham District Planning Framework.

Impact on neighbouring amenity

- 6.11 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.12 The site is surrounded by properties of both single and two storeys, all of which are built at differing distances from the private lane frontage. The neighbouring property to the east is single storey and includes windows on the southern elevation serving a kitchen and living room. The neighbouring property to the west is two storeys, and includes a single storey side extension to the northern elevation, built adjacent to the shared boundary. A row of dwellings are positioned to the north of the site, which given the differing ground levels are visible from eaves height and above. These dwellings are positioned to the east of their plots, within approximately 2.5m of the shared boundary.

ITEM A04 - 6

- 6.13 The proposed dwellings would be positioned approximately 2m from the northern and southern boundaries, and would extend to an overall height of 8.6m. The built form of the dwellings would be set in line with the neighbouring property to the south, and behind the front elevation of the neighbouring property to the north. Each dwelling would incorporate 3 x obscure glazed windows within the first floor flank wall, with 2 x front and rear facing windows to the first floor. Roof lights would also be positioned within the rear roofslope.
- 6.14 The proposed dwellings would extend to a height of 8.6m, above the single storey property to the north by approximately 5m, and would measure to a similar height to those properties to the south. It is considered that the separation distances, the retained boundary treatment and the width of the adjoining plot to the north would ensure that the proposed bulk and mass of the dwellings would not materially harm the amenities of neighbouring properties through overshadowing, loss of light or privacy.
- 6.15 It is acknowledged that an objection has been raised by the neighbouring property to the west on the grounds of overlooking and loss of privacy. The rear elevation of the application dwellings and that of the adjacent property to the west would be between 13m and 16m from the shared boundary with this property. While the proposed dwellings, extending over two storeys (with rooms in roof), would increase the perceived overlooking it is considered, given the differing ground levels and the limited rear garden to the adjacent dwelling, that the viewing angle would not allow for intrusive downward views into the neighbouring property, and as such no harm would result. While soft landscaping, such as hedging, cannot be relied upon to make development acceptable mature screening along the western boundary would go some way to reducing the perception of overlooking to the adjacent property; with suitable details secured through condition.
- 6.16 For the reasons outlined it is considered that the impact upon the neighbouring properties through overshadowing, loss of light and privacy would be limited. As such it is not considered that material harm would be caused by the development, in accordance with policy 33 of the Horsham District Planning Framework.

Existing Parking and Traffic Conditions

- 6.17 Policy 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.18 A number of objections have been raised on the grounds that there would be an increase in traffic down Penlands Close, with a resulting impact upon the intensity of use and safety of the junction with Bostal Road. Whilst it is acknowledged that there would be an increase in activity given the additional dwellings, this is not considered to be of such intensity to result in a 'severe' impact on the function of the highway network. As such, it is not considered to be a justifiable reason for refusal.
- 6.19 The development dwelling would incorporate parking to the east of the plot sufficient for 2 x vehicles, with access provided from Penlands Close. The access would be 4.8m wide, with the parking area measuring to a depth of 5.8m. It is noted that the Highway Authority comment that there would be a shortfall of 2 spaces. There is though no evidence to suggest this shortfall would result in the harmful displacement of vehicles, or that there are any exceptional circumstances in the area which would be exacerbated by the proposal. On this basis the level of on-site provision is considered acceptable given the scale and location of the proposed development.

Conclusion

- 6.20 The proposed dwellings are considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a

ITEM A04 - 7

siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, with the increased level of activity not considered to result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

7.1 It is recommended that planning permission be approved, subject to the following conditions:

1 List of approved plans.

2 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 No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

4 No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

5 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: As this matter is fundamental to avoid undue congestion of the site and consequent obstruction to access for the surrounding properties and in accordance with policy 41 of the Horsham District Planning Framework (2015).

6 No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

ITEM A04 - 8

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 Prior to the occupation of any part of the development hereby approved full details of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plan reference TA971/11 received 01 November 2016.

Reason: In the interests of road safety to ensure the safe movements into and out of the site and in accordance with policy 41 of the Horsham District Planning Framework (2015).

- 9 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan planning reference TA971/11 received 01 November 2016. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide adequate off-road car parking space for the approved development and in accordance with policy 41 of the Horsham District Planning Framework (2015).

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

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 11 No part of the development shall be first occupied unless and until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority.

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

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

ITEM A04 - 9

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

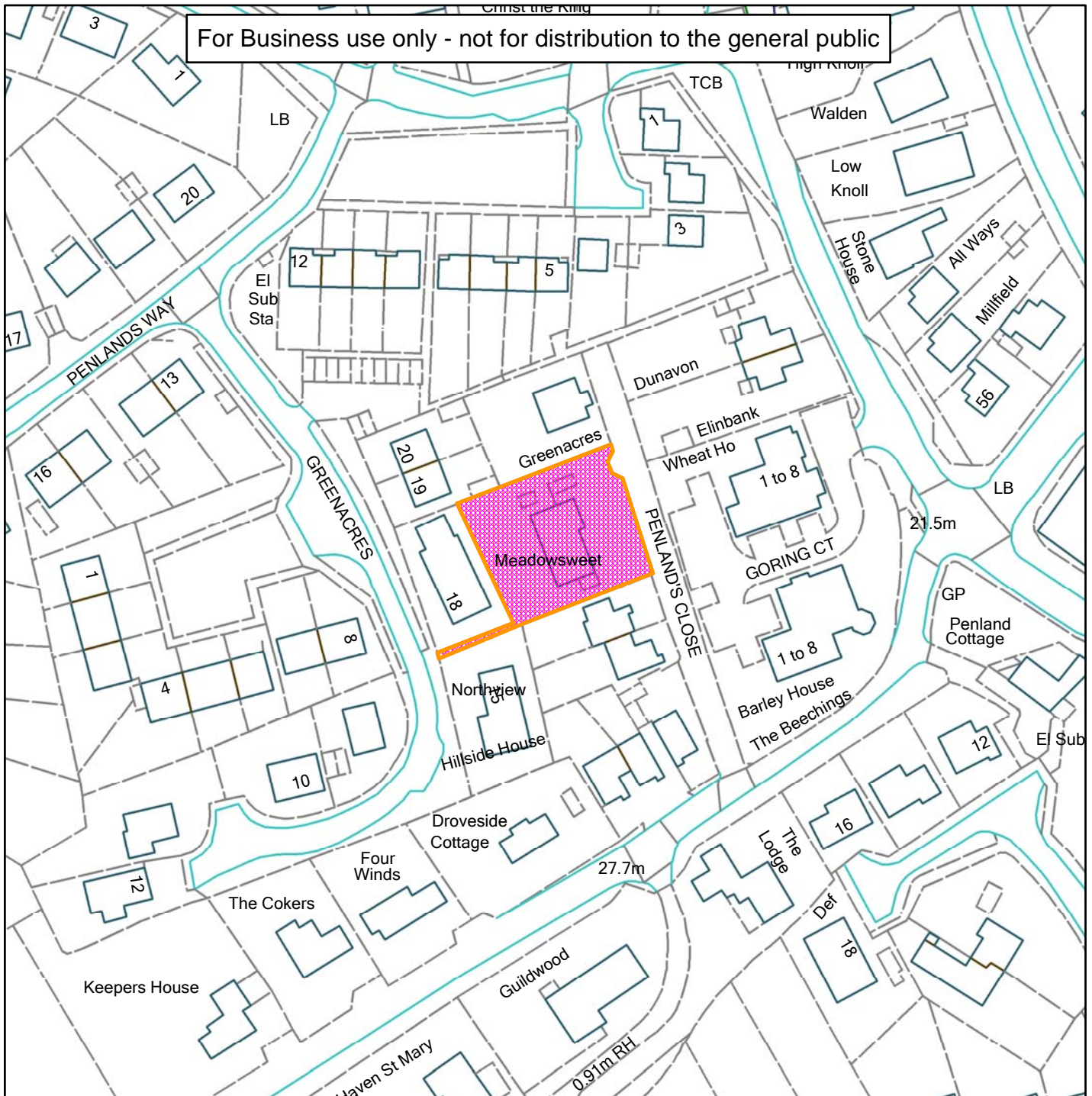
Background Papers: DC/16/1722

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Meadowsweet

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/12/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)
BY: Development Manager
DATE: 20 December 2016
DEVELOPMENT: Siting of temporary rural workers dwelling; erection of agricultural building; alterations to access.
SITE: Moralee Farm Haglands Lane West Chilmington West Sussex
WARD: Chanctonbury
APPLICATION: DC/16/1866
APPLICANT: Ms Claire Holloway

REASON FOR INCLUSION ON THE AGENDA: More than five letters of representation contrary to the Officer's recommendation have been received.

RECOMMENDATION: Grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks full planning permission for the erection of an agricultural building, alterations to the access to the site, the resurfacing of a section of footpath 2468 where it crosses a culvert and the siting of a temporary worker's dwelling. The proposed agricultural barn would be 12 metres deep, 22.5 metres wide and 7.4 metres in height to the ridge. It would be constructed with timber boarding to the walls and grey profiled fibre cement sheeting to the roof with translucent panels. The building would be used for as a fodder/feed and equipment store, implement store, farm workshop and for sick/nursing animals, shearing and veterinary attention when required. The building would also be used in connection with the proposed vineyard.
- 1.2 The proposed temporary rural workers dwelling would be a one bedroom flat roofed unit with a decked area to the east and west. The unit would be 8.2 metres wide, 6.7 metres deep and 3.3 metres in height. The unit would have timber boarding to the walls and a glass fibre/sedum roof.

DESCRIPTION OF THE SITE

- 1.3 The application site is situated in a rural location on the northern side of Haglands Lane. Haglands Lane in this location is a country lane with hedgerow planting and trees on the boundary to the application site. To the west of the site is the residential dwelling Old

ITEM A05 - 2

Haglands which is a grade 2 listed building. Also to the western boundary of the site is a public footpath which branches to the east to the north of the site. To the north of the site are open views across grassland with the land sloping away from the road.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

2.2 National Planning Policy Framework 2012 (NPPF).

- Section 3: Supporting a prosperous rural economy
- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment
- Section 12: Conserving and enhancing the historic environment

2.3 National Planning Policy Guidance 2014 (NPPG).

RELEVANT COUNCIL POLICY

2.4 Relevant policies within the Horsham District Planning Framework 2015 are considered to be Policy 1, Policy 10, Policy 20, Policy 24, Policy 25, Policy 26, Policy 32, Policy 33, Policy 34, Policy 40 and Policy 41.

RELEVANT NEIGHBOURHOOD PLAN

2.5 The Parish of West Chiltington designated as a Neighbourhood Plan Area in February 2014. The Parish are currently in the process of forming a draft neighbourhood plan.

PLANNING HISTORY

DC/16/1708	Prior Notification for improvements to a farm track/public footpath	OBJN
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3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **Public Health and Licensing** (summarised) – No objection in principle (subject to conditions) provided that the temporary dwelling and farm remain in the same ownership. A satisfactory means of drainage should be provided.

3.3 **Agricultural Adviser** (summarised) – Satisfied that the proposed agricultural barn is reasonably necessary for the purposes of the agricultural enterprise. Consider that there is

ITEM A05 - 3

an essential need for a temporary residential dwelling at Moralee Farm to allow the applicant to establish the alpaca enterprise, and allow for its development as identified in the business plan. There is no essential need for an onsite presence for the vineyard. Overall consider business plan to be sound and robust.

- 3.4 **Conservation Officer** – Following the receipt of amended plans the Conservation and Design Officer has raised no objection to the scheme noting that it may not be desirable for an agricultural barn in terms of its landscape setting, but the building is reflective of its function, and has now been orientated to preserve the open view to the wider countryside and the setting of the adjoining listed building.
- 3.5 **Environmental Management, Waste and Cleansing** – comments awaited and will be reported verbally to committee.
- 3.6 **Ecology** - comments awaited and will be reported verbally to committee.

OUTSIDE AGENCIES

- 3.7 **West Sussex County Council Highways** (summarised) - The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore it is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.
- 3.8 **West Sussex County Council Public Rights of Way** (summarised) – No objection to the application.
- 3.9 **Southern Water** (summarised) – The applicant is advised to contact the Environment Agency with regards to the use of a septic tank. It may be possible for the development to be connected to a nearby public sewer, further detail should be sought from Southern Water. The development would lie within a Source Protection Water Zone and the application should ensure the protection of the public water supply source.

PUBLIC CONSULTATIONS

- 3.10 **West Chiltington Parish Council** has objected to the application on the following grounds;
- The house and barn would erode the gap between settlements that the Parish Council is seeking to protect in its emerging Neighbourhood Plan.
 - The proposal is not an established viable business.
 - The proposal would have an overbearing impact on the surrounding area, and would not be in scale to its surroundings, and would cause harm to neighbouring properties.
 - Proposal would be harmful to the ecology of the area, character of the area and the setting of Old Haglands
 - Proposal is contrary to the policies of the Horsham District Planning Framework.
- 3.10 Seventy three letters have been received objecting to the application on the following grounds;
- Other houses are available in the locality to meet need
 - Proposal large and permanent structures
 - Proposal would have an adverse impact on the listed building Old Haglands and the ecological value of Haglands Copse
 - Concerns with regards to increased traffic on narrow lane
 - Overdevelopment of greenfield site

ITEM A05 - 4

- Area a separation zone between West Chiltonton Village and West Chiltonton Common
- Business plan should be interrogated because it does not show for example capital depreciation, or full cost of agricultural worker
- Alpaca breeding is not viable and is a well known method of getting planning permission on greenfield sites
- Wine figures are over optimistic
- Noise, chemical, visual, light and smell pollution
- Considerable works have already been undertaken on site without the appropriate consents
- Land floods

3.11 Three letters has been received supporting the application although one notes that this is on the understanding that the appointed agricultural consultants are satisfied regarding the farms viability and sustainability.

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 This application seeks full planning permission for the construction of an agricultural barn, the positioning of a temporary agricultural workers dwelling, amendments to the access and the resurfacing of a section of footpath 2468 where it crosses a culvert. The agricultural business to be formed on the site would result when fully established in 75 alpaca on the holding, which would include 25 breeding females plus cria (young alpaca), yearlings, wethers and stud males. The applicant already owns 13 breeding females which are at present retained at another breeders premises pending the outcome of the current application. The applicant also seeks to convert 1.6 ha of the site into a small vineyard.

6.2 The application site is situated in a rural location outside of the defined built up area boundary on land between the developments of West Chiltonton Village and West Chiltonton Common. As the site lies in the countryside outside any defined built-up area the countryside protection policies of the Development Plan therefore apply. Paragraph 55 of the NPPF notes that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as;

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

ITEM A05 - 5

- 6.3 Paragraph 28 of the NPPF indicates that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It indicates that local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural area, both through the conversion of existing buildings and well designed new buildings, and promote the development and diversification of agricultural and other land based rural businesses.
- 6.4 Policy 26 of the Horsham District Planning Framework seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Any development would be required to be essential to its countryside location and either 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.

Agricultural Barn

- 6.5 It is considered in principle the use of the land for agricultural purposes is acceptable and in itself would be unlikely to require planning permission. The current application seeks to provide an agricultural barn to assist in the running of the proposed enterprise. The building would be used as a fodder/feed and equipment store, implement store, farm workshop and for sick/nursing animals, shearing and veterinary attention when required. The building would also be used in connection with the proposed vineyard. It would therefore be appropriate to consider the need for the proposed barn, whether it is suitable for the use proposed and whether it would have an adverse impact on the amenities of neighbouring properties or the character of the area.
- 6.6 The Councils Agricultural Consultant has visited the site and has advised the proposed building is suitable for its proposed use, and that the storage of equipment, and fodder would be required. From a review of the details, a visit to the site, and the needs of the proposed unit it is considered that the proposed agricultural barn is reasonably necessary for the purposes of agriculture.
- 6.7 Whilst concerns have been raised with regards to the size of the building. However, it is considered that for the building to function for agricultural purposes it would need to be of a sufficient height to meet modern farming practices. It is also considered that the design of the building although utilitarian, reflects its purpose and is typical of those seen in a countryside location. A condition could be required to ensure that the agricultural barn would be used for agricultural purposes only.
- 6.8 The proposed building would be situated over 30 metres from the boundary to Old Haglands and has been reoriented during the application process to retain the open views from the site access. It is considered that the proposed barn although large would be reasonably necessary for the purposes of agriculture on the unit and would not have an adverse impact on the amenities of nearby residential properties. It is also considered that the proposed structure would not cause such an impact on the setting of Old Haglands so as to warrant a refusal of planning permission on those grounds alone. The applicant is seeking to propose further landscaping to the western boundary, and further planting could be conditioned to the boundary to Haglands Lane to further mitigate views into the site. It is therefore considered that the proposed development would comply with policy 10, 26 and 34 of the Horsham District Planning Framework.

Temporary Workers Dwelling

ITEM A05 - 6

- 6.9 The current application seeks in addition to the agricultural barn, temporary planning permission for the siting of a one bedroom mobile home for the occupation of an agricultural worker for a period of three years.
- 6.10 Paragraph 55 of the NPPF as noted above recognises the need for new dwellings in the countryside in special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. This guidance is reflected in policy 20 of the HDPF which states; *“Outside the defined built-up area new housing for rural workers will be supported provided that;*
- a) *There is a functional need for the dwelling and the occupation of the dwelling is to support the established business use.*
 - b) *Evidence is submitted to demonstrate the viability of the rural business for which the housing is required.”*

Parts a and b of the policy are required to ensure that only development which can justify a countryside location may be permitted in order to protect the character and appearance of the countryside.

- 6.11 In order to demonstrate that there is an essential need for a worker to live on site, it is necessary to consider whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
- in case animals or agricultural processes require essential care at short notice;
 - to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
- 6.12 It is noted that the proposed business is in its infancy with the alpaca's owned to date being kept off site. Consequently the application contains forecasted details and the applicant seeks a temporary permission to enable the business the opportunity to establish itself. The Council's Agricultural Adviser has considered the proposed details with regards to the number and type of animals proposed, and has stated that there is an essential need for a temporary residential dwelling for the welfare of the alpaca enterprise not to be compromised. There would be no need for an essential on site presence solely for the proposed vineyard.
- 6.13 Policy 20 states that evidence must also be submitted to demonstrate the viability of the rural business for which the housing is required. The financial test for temporary accommodation requires evidence that the business has been planned on a sound financial basis which requires a submission of cash flow forecasts. The Council's Agricultural Adviser has considered the applicants business plan and is of the view that; *“it is sound and robust, the figures used are conservative and have not been over exaggerated.”* The business plan identifies by the end of year 3 that the alpaca enterprise would be in profit and the combined enterprises would generate sufficient profit to pay for the applicant's unpaid labour.
- 6.14 The Council's Agricultural Adviser has also considered the investment into the business so far including the courses undertaken by the applicant, the alpaca already brought and the stock fencing of the property which could be considered to be an indication of intent to develop the enterprise. It is therefore considered that the business should be capable of being sustained into the foreseeable future. It is therefore considered that the proposal would comply with policy 20 of the HDPF.
- 6.15 The proposed temporary home would be screened from views to the north due to the location of the proposed barn and would be sited adjoining Haglands Lane. It is considered that its limited size and height would be appropriate for the needs of the unit and would not

appear overly dominant in the streetscene. It is also considered due to its siting and single storey form that it would not have an adverse impact on the amenities of neighbouring properties through overlooking or loss of privacy. The proposed temporary unit is also not considered to cause harm to the setting of the adjoining listed building due to the nature of the boundary treatment and the retention of the open views from the access to the site. It is therefore considered that the proposed development complies with policy 33 and 34 of the HDPF.

Highways

- 6.16 The Highways Authority has carefully considered the application and do not consider that the proposal would have a 'severe' impact on the operation of the Highway network. Paragraph 32 of the NPPF states that '*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*'. Consequently, it is considered that there are no transport grounds to resist the proposal. With regards to the resurfacing of the public footpath, the responsibility for the surface of the public right of way is a matter for West Sussex County Council's Public Rights of Way (PROW) Team to determine. The applicant has consulted with the PROW separately and PROW are satisfied that an appropriate specification for the surfacing works at this location could be determined in consultation with the Applicant.

Ecology

- 6.17 Concerns have been raised with regards to the presence of protected species (Hazel Dormice) on an adjoining site. The Councils ecologist has therefore been consulted on the application and these comments will be reported to committee.

Conclusion

- 6.18 The current application seeks full planning permission for access and improvement works to the above site, and the construction of an agricultural barn. The proposal also seeks to place an agricultural workers dwelling on the land for a temporary period of 3 years. The proposed works would be required for the operation of a fledgling business for the breeding of alpacas and a small vineyard. It is considered from the information provided that the proposed works would be required for the agricultural needs of the unit and that the dwelling would be essential for the management of the business. It is therefore considered that the application complies with policy 10, 20, 26, 33 and 34 of the HDPF.

7. RECOMMENDATIONS

- 7.1 That the application is approved subject to the following conditions;

1. 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.

2. The temporary workers dwelling hereby permitted shall be removed and the land shall be restored on or before the 20 December 2019 to its former condition as grassed agricultural land unless otherwise agreed in writing by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework.

ITEM A05 - 8

3. No development shall commence until details indicating how suitable provision will be made for Hazel Dormice and their habitats have been submitted to and approved by the Local Planning Authority in writing. The approved provisions shall be implemented before development commences and shall thereafter be retained and maintained in accordance with the approved details.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

4. No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

5. No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. Prior to the first occupation of any part of the development, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

7. Prior to first occupation (or use) of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

8. Prior to the first occupation (or use) of the development hereby permitted, the car parking spaces serving the development shall be constructed in accordance with approved details and thereafter retained as such for their designated use.

ITEM A05 - 9

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

9. The occupation of the temporary workers dwelling shall be limited to a person solely or mainly working, in agriculture at Moralee Farm, or a widow or widower of such a person, and to any resident dependants only.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

10. In the event of the agricultural building hereby permitted ceasing to be used for agricultural purposes, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

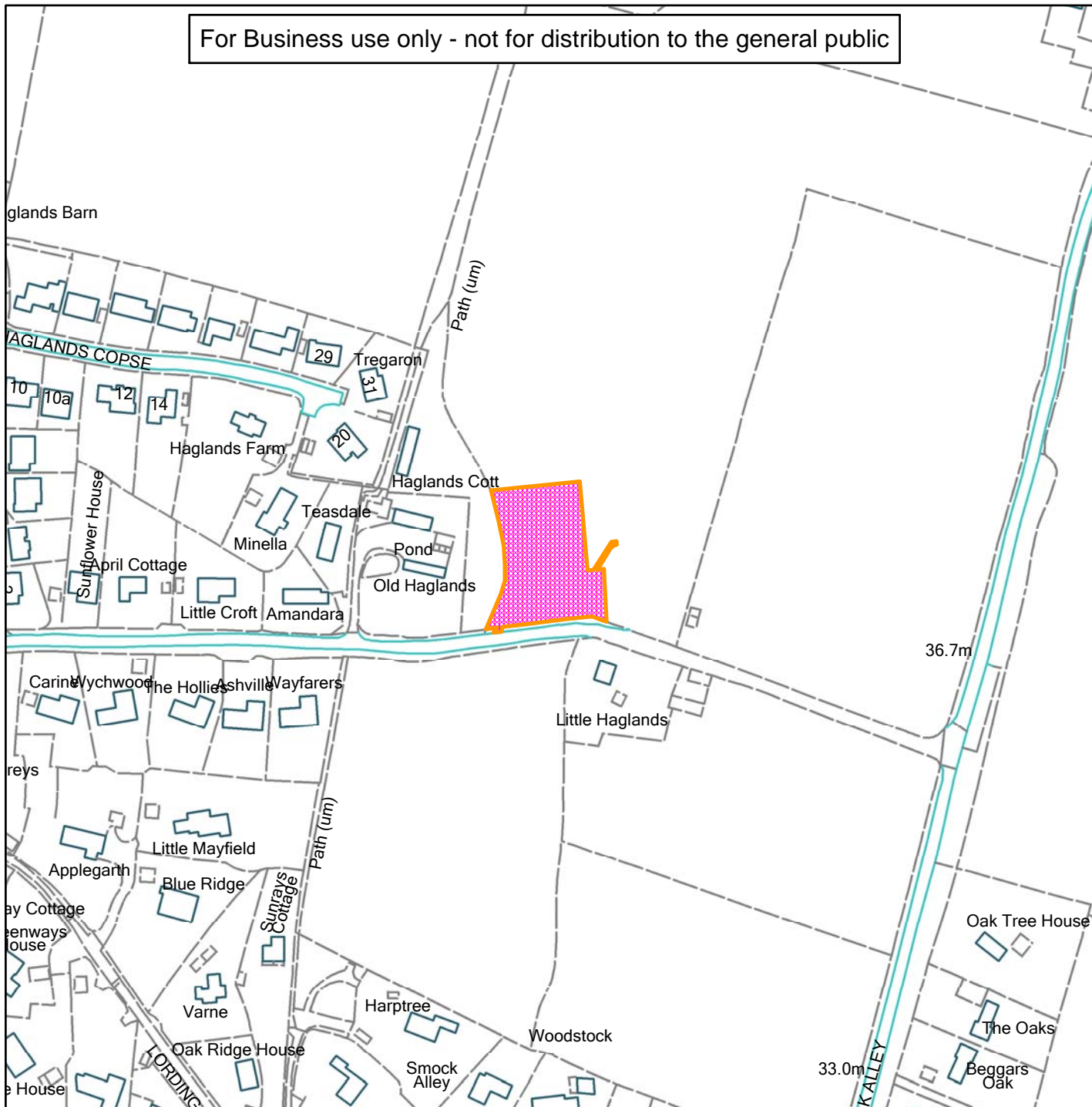
Background Papers: DC/16/1866

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Moralee Farm

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Comments	Not Set
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MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)
BY: Development Manager
DATE: 20 December 2016
DEVELOPMENT: Erection of a new detached dwelling
SITE: Land at New Hall Lane Small Dole West Sussex
WARD: Bramber, Upper Beeding and Woodmancote
APPLICATION: DC/16/2151
APPLICANT: Mr & Mrs Peter and Diana Savage

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation received contrary to Officer's recommendation

RECOMMENDATION: To grant planning permission.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for the erection of a detached 3-bed dwelling, positioned to the south of New Hall Lane. The dwelling would be set back from the highway by approximately 11m, with the proposed dwelling seeking to utilise an existing entrance to the north-east. The proposed dwelling would extend in a 'T' shape to a total width of 13.55m and a depth of 13m, incorporating a cat-slide roof extending to an overall height of 8m. This would incorporate the main bulk of the dwelling and an attached single garage that would extend from the western elevation, and would be set back from the frontage to project further to the rear of the living room. A number of dormers would be positioned on the front and rear elevations, and these would be hipped and would extend from the roofslope to a height of 2.4m.

1.3 A gravel driveway with access gate would be provided to the front of the dwelling, and patio and lawn provided to the rear, with garden shed provided in the south-western corner of the site (for use as shed and cycle store).

DESCRIPTION OF THE SITE

1.4 The application site is an open area of land on the southern side of New Hall Lane within the designated built-up area of Small Dole. The site sits within a ribbon of residential development, with a single storey dwelling to the east and a two storey dwelling to the west, similar properties are positioned directly to the north.

ITEM A06 - 2

- 1.5 The neighbouring property to the east is separated by mature hedging along the boundary, and is slightly raised above the ground level of the application site. The dwelling is oriented at an angle to the application site, and is separated by a distance of approximately 13m from the boundary. The neighbouring property to the west includes a detached garage building along the shared boundary, with the residential property set at a distance of approximately 10m.
- 1.7 The site is bound to the west by mature hedging, with post and rail fencing around the perimeter. Open agricultural fields are positioned to the south of the site, with the existing access incorporating a track that opens into these fields.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**

NPPF6 - Delivering a wide choice of high quality homes

NPPF7 - Requiring good design

NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

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

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF3 - Strategic Policy: Development Hierarchy

HDPF4 - Strategic Policy: Settlement Expansion

HDPF15 - Strategic Policy: Housing Provision

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Development Plan 2015 – 2035**

Following a court decision on 13 October 2016 Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

PLANNING HISTORY

HF/69/01	WDN	Erection of 1 house
HF/86/02	WDN	Erection of 1 house
HF/121/02	WDN	Erection of 1 house
HF/49/03	WDN	Erection of one house and access
HF/5/04	REF	Erection of one house and access

3. OUTCOME OF CONSULTATIONS

- 3.1 The following section provides a summary of the responses received as a result of internal and external consultation, however, officers have considered the full comments of each consultee which are available to view on the public file at: www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 None

OUTSIDE AGENCIES

- 3.3 **County Council - Highways**, consulted on the 25 October 2016. The response received can be summarised as follows: No objection, having reviewed data supplied by Sussex Police over the last three years there have been no recorded injury accidents within the vicinity of the site or at the junction of New Hall Lane. There is no evidence to suggest that the existing access or nearby junction is operating unsafely, or that the proposed development would exacerbate an existing safety concern. In addition, the submitted plans are considered to provide adequate parking on site, creating 4 x off-road parking spaces for vehicles. Sufficient turning space, in line with MfS guidance, has also been provided to enable cars to exit onto the lane in a forward gear. Therefore, the proposed development is not considered to result in 'severe' impact upon the operation of the highway network.
- 3.4 **Southern Water**, consulted on the 25 October 2016. The response received can be summarised as follows: The exact position of the water mains and foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

PUBLIC CONSULTATIONS

- 3.5 **Parish Council Consultation**, consulted on the 25 October 2016. The response received can be summarised as follows: No Objection.
- 3.6 15 letters of objection were received from 11 households objecting on the following grounds:-
- Site is not included within the Henfield Neighbourhood Development Plan
 - Drainage issues and increase flooding caused by additional development
 - Increase in traffic down the private lane and onto Shoreham Road
 - Development would result in unnecessary infilling
 - Visual impact upon the South Downs National Park
 - Impact on sewage and wastewater disposal
 - Detrimental impact on wildlife and biodiversity
 - Scale of development would represent overdevelopment of site
 - Result in harm to the amenities of single storey neighbouring property
 - Insufficient parking and turning space provided on site
 - Loss of trees and hedges and subsequent impact on rural character
 - Noise and congestion during construction
 - Detrimental impact on the public right of way
 - Visibility splays from site and onto Shoreham Road are inadequate
- 3.7 Cllr Coldwell has commented that the structure is large, occupying the full width, but other than this no particular objection.

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the erection of a new detached 3-bed dwelling, to the south of New Hall Lane.

Principle of development

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages that have defined built-up areas, and that any infill development will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.3 The site lies within the built-up area of Small Dole, which is characterised as a “Smaller Village” within the settlement hierarchy. Smaller Villages are considered to have limited services, facilities, and social networks, but good accessibility to larger settlements or settlements with some employment but limited services, facilities or accessibility.
- 6.4 It is acknowledged that the site has not been previously developed and that the HDPF supports the re-use of brownfield sites within built-up areas. As existing the site appears as an anomaly within the context of immediately adjoining development, is not reflective of the prevailing characteristic of the street, and does not serve to link the built-up area of Small Dole with the surrounding countryside. The location of the site within the built-up area of Small Dole is considered to make a residential infill development acceptable in principle, with the impact of any loss of openness subject to normal considerations rather than a barrier to development taking place on the site. The proposal would therefore be acceptable in principle, in accordance with the strategic approach to housing outlined in the HDPF.

Character and appearance

- 6.5 Policies 32 and 33 of the HDPF promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings.
- 6.6 The site and surroundings are characterised by an eclectic form of development, comprising single and two storey dwellings which incorporate facing brick, tile hanging, cladding, and render. The surrounding dwellings are positioned along a relatively continuous build line, set back from the public highway, with a mixture of open boundary frontages, low-lying fencing, and hedging. The surrounding properties sit within relatively spacious plots, with each dwelling located centrally within the curtilage. The street incorporates a variety of properties of differing appearance, features and materials, and as such there is no defined or discernible local character or vernacular within the street scene and surroundings.

- 6.7 In this context the proposed dwelling, which would be in the style of a chalet bungalow with traditional detailing, would be an appropriate addition to the street scene. The proposed dwelling would extend to an overall height of 8m, and would incorporate half-hipped roof, with a cat-slide projection to the frontage. The height of the proposal would correspond and reflect similar two storey dwellings within the wider street scene and, whilst extending above the neighbouring property to the east, would be of a scale that would not overwhelm or detract from the visual amenities and context of the street scene.
- 6.8 The proposed dwelling would utilise a material palette reflective of other dwellings within the street scene, and symbolic of the local Sussex vernacular, and this is considered to respond and relate to the general appearance of surrounding properties. As such, the overall character and appearance of the proposed dwelling is considered to reflect the visual amenities and distinctiveness of the street scene and rural surroundings.
- 6.8 It is noted that objections have been raised on the grounds that the proposed dwelling would result in overdevelopment of the site and would detract from the character of the area. Whilst the proposed plot size of the application site would be slightly smaller than the elongated plots of the surrounding properties, the infilling of the site is considered to maintain the characteristics and layout of the surroundings. The proposed dwelling is would be of a similar scale and footprint to other dwellings within the area and would sit appropriately within the plot. The central position of the dwelling is considered to provide an acceptable amount of amenity space to the front and rear, with the set back from the east and west boundaries providing views through the site.
- 6.10 The proposal would retain soft landscaping along the frontage, as well as to the east and west boundaries, with grass and gravel driveway provided within the plot. These finishes are considered to be reflective of other development within the street scene and wider surroundings, and are considered to be sympathetic to the rural and landscape character of the area. As such there is no objection to the loss of openness currently provided by the site.
- 6.11 The proposed dwelling and associated works is therefore considered to be sympathetic to the form, appearance, and character of the wider street scene and surroundings, utilising design and features that would reflect the rural character of the site and wider landscape. As such, the proposal is considered to accord with policies 25, 32 and 33 of the Horsham District Planning Framework.

Impact on neighbouring amenity

- 6.12 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.13 The proposed dwelling would be built in line with the neighbouring properties and the existing hedging to the eastern and western boundaries is proposed to be retained. The neighbouring property to the west includes a detached garage along the boundary, with the neighbouring property to the east oriented at an angle from the site and positioned at a distance of approximately 13m. Whilst the proposal would extend above the neighbouring single storey property to the east this property sits on higher ground level which is considered to mitigate any impact on amenity. The siting and distance between properties is considered sufficient to limit overshadowing and loss of light.
- 6.14 A first floor window is proposed within the eastern elevation which would serve a bathroom and as such, provided obscure glazing is installed, would not result in a loss of privacy. A first floor window within the western elevation would be a secondary window serving a bedroom. Given the nature and siting of this window, coupled with the distance between

ITEM A06 - 6

the properties, this addition is not considered to materially harm the amenities of the neighbouring property.

- 6.15 The proposed dwelling is considered to be of a scale, siting and orientation that would sit reasonably in the plot, in a manner that would not materially harm the amenities of neighbouring properties through overshadowing, loss of light, or privacy, in accordance with policy 33 of the Horsham District Planning Framework.

Highways impact

- 6.16 Policy 41 of the HDPF states that development should provide safe and adequate access and parking suitable for all users.
- 6.17 The site is located on a private road, which is also a public footpath, which joins the publicly maintained A2037 Shoreham Road to the east. The proposal would utilise an existing access, and no alterations to existing access arrangements onto the private lane would be undertaken. A previous planning application under reference HF/5/04 was refused on the grounds that the width of New Hall Lane was unsatisfactory to serve the proposed development, as it would not allow 2-way traffic to pass freely with no provision possible for passing lay-bys.
- 6.18 A number of objections have been raised regarding the increase in traffic down the lane resulting from the additional dwelling, along with the increased intensity of use and safety concerns at the junction with the A2037 Shoreham Road. However, the Highway Authority have raised no concerns regarding the junction of New Hall Lane and the Shoreham Road, with no recorded accidents in the vicinity of the site. As such there is no evidence to suggest that the existing access or nearby junction is operating unsafely, or that the proposed development would exacerbate an existing safety concern.
- 6.19 It is noted that previous decisions for new dwellings along New Hall Lane have raised objections on the grounds of the width of New Hall Lane, which does not allow for 2-way passing traffic. This is though, an established arrangement which, despite the limitations of the road, is sufficient to serve the existing properties without apparent detriment to the wider highway network. The proposed development, of a single dwellinghouse, would not result in a disproportionate increase in traffic movements to or from the site. In the absence of any concerns from the Highway Authority it would be difficult to argue that a single dwelling would amount to such harm as to create a safety hazard or amenity impact. It is therefore considered that the existing situation provides adequate access, with the current form of the lane capable of dealing with the net increase in traffic resulting from the proposal.
- 6.20 The submitted plans provide adequate on-site parking, creating 4 x off-road parking spaces for vehicles. Sufficient turning space, in line with MfS guidance, has also been provided to enable cars to exit onto the lane in a forward gear. This is considered to provide an adequate level of parking, and a safe ingress and egress into the site.
- 6.21 The Highway Authority does not consider that the proposal for a single dwelling would have a 'severe' impact on the operation of the highway network, and therefore there are no transport grounds to resist the proposal. As such, the proposal is considered to accord with policy 41 of the Horsham District Planning Framework.

Other Matters

- 6.22 It is recognised that objections have been raised on the grounds of drainage and flooding issues; impact on sewage and wastewater disposal; and construction noise and congestion. Where these issues raise material planning issues it is considered reasonable

ITEM A06 - 7

and necessary to impose relevant conditions relating to these aspects to ensure that these matters are controlled and managed.

Conclusion

- 6.23 The proposed dwelling is considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, with the increased level of activity not considered to result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission be approved, subject to the following conditions:

- 1 List of approved plans.
- 2 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 No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

- 5 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: As this matter is fundamental to avoid undue congestion of the site and subsequent obstruction to access and in accordance with policy 41 of the Horsham District Planning Framework (2015).

ITEM A06 - 8

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

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 Prior to the occupation of any part of the development hereby approved full details of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan reference 2750-01B rev. B received 03 October 2016. These spaces shall thereafter be retained for their designated use.

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

- 9 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the details as shown on approved plan reference 2750-01B rev. B received 03 October 2016

Reason: To provide alternative travel options to the use of the car in accordance with policy 41 of the Horsham District Planning Framework (2015).

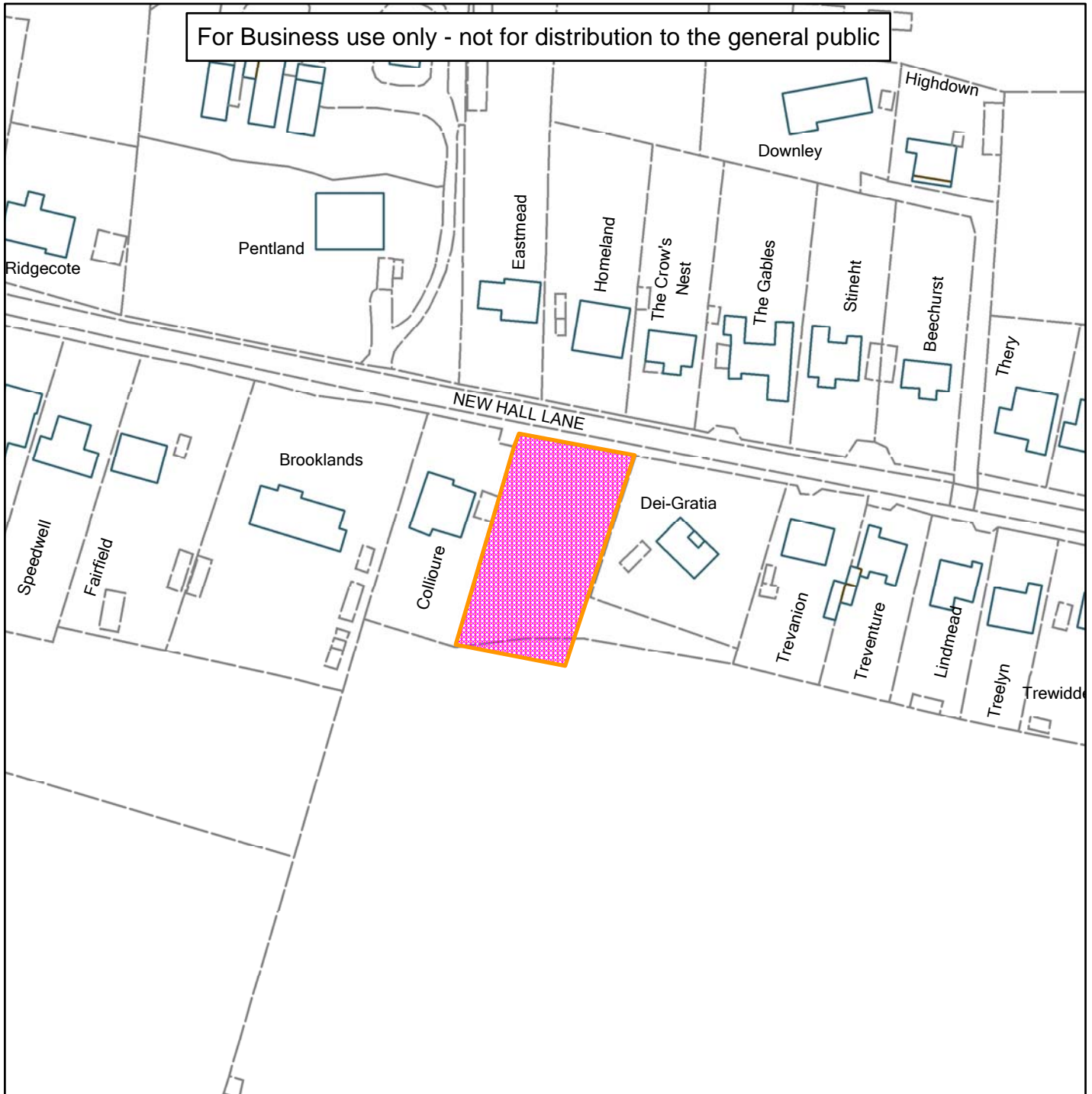
- 10 No development above ground floor slab level of any part of the development hereby permitted shall take place level until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage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

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).



Land at New Hall Lane

For Business use only - not for distribution to the general public



Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/12/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)

BY: Development Manager

DATE: 20 December 2016

DEVELOPMENT: Erection of Polytunnel and Storage Building for Agricultural Aquaponics Use

SITE: Calcot Farm, Horsham Road, Steyning

WARD: Steyning

APPLICATION: DC/16/2016

APPLICANT: Mr Richard Jesse

REASON FOR INCLUSION ON THE AGENDA: Called in by Cllr Willett

RECOMMENDATION: To Grant Planning Permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The proposal concerns the erection of a polytunnel and associated storage building on land north of the existing dairy farm buildings, for purposes of aquaponics. The proposed polytunnel would measure some 5.4m x 12m with an overall height of 3.6m set about 2m to the north of the accompanying storage building. The storage building would be some 2.5m x 6m with a height of 2.5m and clad in timber with a metal flat profile roof.
- 1.3 The term 'aquaponics' is a combination farming technique using aquaculture (raising fish in a tank) and hydroponics (cultivating plants in water) in a symbiotic environment. A tank containing trout would be set to one end of the polytunnel and water from the fish tank would circulate through a series of gravel beds and back into the fish tank. The associated gravel beds are therefore used to raise wasabi, a root vegetable, which is grown in running water using the by-products from the fish as nutrients. The water is then re-circulated through the fish tank in a continuous cycle.
- 1.4 The adjacent storage building would house the pumps, electrical circuit breaker, fish food and other maintenance products and equipment necessary for the aquaponics system.

ITEM A07 - 2

- 1.5 The proposal is part of the farm diversification program in order to support the main farming activity on the site. Aquaponics is a new approach to farming which does not require large tracts of land or investment.
- 1.6 The fish would be harvested at 12-18 months of age, at the same time as the wasabi, which would be sold locally with no preparation at the source. The anticipated vehicular movements will not materially increase over and above the wider farming activities on the site, and the trout and wasabi would be attended to daily by the staff working on the main farm.
- 1.7 To address a number of concerns raised by neighbour representations, the following information has been submitted:
- No internal or external lighting is required
 - An electrical supply will run underground from adjacent farm buildings to the storage building where a 12volt 'leisure' battery will be housed. There is no proposal to include a back-up generator but back-up batteries will be stored within the storage building
 - The aquaponics facility will include a submersible pump sited within the fish tank, which will not create any noise
 - No cooling or heating systems are proposed
 - No waste water will be created in the normal cycle of the aquaponics system. In the event of the tank needing to be emptied, then a disposal firm would be employed
 - Disposal of dead fish would be through a company 'Hawkins', Cowfold
 - Plant waste would be minimal and would be composted on site with farmyard manure, already stored on site and subsequently spread as fertiliser on the farmlands

DESCRIPTION OF THE SITE

- 1.8 The site is located within open countryside on the western side of Horsham Road, between Ashurst and Steyning. The wider farm has access off Horsham Road via a private track which is not solely owned by the applicant, and is in shared use with the adjoining residential property at Calcot Bungalow.

Additional vehicular access to the current application site is via a track that leads from the shared access with Calcot Bungalow, some 10m before the residential curtilage begins.

- 1.9 The site forms part of a larger farming enterprise which is owned by a partnership of brothers who farm across three sites, Calcot Farm, New Wharf Farm and Northover Farm. The application site is located to the north of Calcot farm and lies adjacent to a number of existing agricultural buildings, including WC facilities.
- 1.10 The partnership owns 300 acres and rents a further 150 acres adjoining New Wharf Farm and along Spithandle Lane, all within half a mile of the farm. There are 200 milking cows, 120 heifers and 20 bull calves at New Wharf Farm. There are 40 dry cows and 120 heifers at Calcot Farm, which is also used for the storage of straw feed and machinery.
- 1.11 Aside from the nearest residential property at Calcot Bungalow, which is some 85m south-east of the application site, there are further dwellings some 100m to the north of the application site, although the curtilage of 1 Horsebridge Cottage lies some 20m from the application site, and is defined by a dense line of vegetation and trees.
- 1.12 It is noted that two buildings have recently been permitted on land adjacent to the proposed aquaponics site, comprising an agricultural storage building granted under Prior Notification

ITEM A07 - 3

(DC/16/1129) to the west, and a log storage yard (DC/15/2142) to the south. It is envisaged that the agricultural barn will be erected during Autumn / Winter 2016, whilst the log yard is already in use and subject to planning conditions covering hours of vehicular activity and deliveries, use of power tools, burning of materials and external illumination

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

National Planning Policy Framework (2012)

NPPF1 - Building a strong, competitive economy

NPPF4 - Promoting sustainable transport

NPPF7 - Requiring good design

NPPF11 - Conserving and enhancing the natural environment

RELEVANT COUNCIL POLICY

Horsham District Planning Framework (HDPF 2015)

HDPF1 – Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF10 – Rural Economic Development

HDPF24 – Strategic Policy: Environmental Protection

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF26 - Strategic Policy: Countryside Protection

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF40 - Sustainable Transport

HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

Steyning Parish Council Neighbourhood Plan area has been designated in September 2014.

PLANNING HISTORY

ST/44/01	Prior notification to extend farmyard hardstanding & track	PER
ST/138/02	Track,hardstanding and infilling of slope to provide even gradient to field	PER
DC/10/0775	Erection of 2 buildings to partially replace a building totally destroyed by fire (Prior Notification)	PAR
DC/10/1256	Formation of farm track (Agricultural Prior Notification)	PANR

ITEM A07 - 4

DC/11/0844	Proposed installation of 10 solar PV panels on detached barn roof (Full Planning)	REF
DC/11/0846	Proposed installation of 10 solar pv panels on detached barn roof (Listed Building Consent)	REF
DC/14/1920	Change of use of old dairy and milking parlour to 2 x B1/B8 units and regularisation of partial change of use of barn to provide 5 x storage units as part of the farm diversification scheme	PER
DC/14/1921	Change of use of land to provide a storage area for building materials measuring 10m by 18m with associated soft landscaping	WDN
DC/15/2142	Retrospective application for the change of use of land from farm yard to storage of logs, woodchip and mulch	PER
DC/15/2258	Prior notification for a proposed farm track to increase accessibility for farm animals and farm machinery	PER
DC/16/1129	Prior notification for a agricultural barn	PER

3. OUTCOME OF CONSULTATIONS

The following section provides a summary of the responses received as a result of internal and external consultation, however, officers have considered the full comments of each consultee which are available to view on the public file at www.horsham.gov.uk

OUTSIDE AGENCIES

3.1 **West Sussex Highways** - No Objection

- Proposed new wasabi and trout farming enterprise will run alongside existing dairy operations with an existing site access used and existing staff on site tending the fish and plants
- Initial set up will require some deliveries, and every 12-8 months wasabi plants and trout will be 'harvested' and distributed from the site.
- Details regarding the length of time and number vehicle trips associated with the initial set up should be submitted, along with details on estimated vehicle trips anticipated with each new cycle
- However it is not considered these trips once a year will be detrimental to highway safety or capacity.

INTERNAL CONSULTATIONS

3.2 **Environmental Health** - No objection

- It is advised that the same operational conditions are imposed as per the adjacent log store
- A waste management plan should also be subject to a planning condition

PUBLIC CONSULTATIONS

3.3 **Parish Council Consultation** - Objection

- Councillors are concerned that the access is unsuitable and requires Highway Authority inspection.
- It is also believed that the map of the drive is incorrect and should be investigated.
- There is a lack of information on the powered equipment such as lighting, pump, generators etc. that will be required to be able to run the proposed business.
- There are no details for toilets or water facilities.
- There is no information on how waste water will be dealt with and councillors would like to see confirmation from the Environment Agency that the business complies with all regulations.
- There will be a visual impact and noise nuisance from machinery to neighbours.
- If the application is permitted there councillors feel the hours of business should be restricted to ensure that vehicles and other activities are not carried out overnight, late evening and early morning.
-

3.4 **Public Consultations** - Letters of representation have been received from 2 neighbouring residential properties.

The following objections are raised:

- Garden boundary to Horsebridge Cottages just 12m from the application site – close proximity between polytunnel and residential boundary
- Concerned that proposal would lead to a loss of amenity and privacy to family property and survival of business as a baking school, teabarn and holiday cottages
- Increased visibility owing to raised site levels
- How could proposal be viable without lighting, filtration, cooling systems which would require a power system and back-up generator – leading to significant noise and loss of amenity
- Oxygenated water is important to fish or they die – recent power cuts so back-up generator required
- Requirement to discharge polluted water if fish become ill / diseased – how would this be disposed of? Proximity to a stream within 20m
- Current hours of use restriction on site, so proposed aquaponics use would exceed this as it would require constant 24hour / 365day operation
- Proposed intensive 500-fish commercial activity
- No waste water drainage plan, no Klargestar shown
- Noise from electric pump
- Misleading plans, missing information and highway safety issues with existing access to the site
- No information on required health and hygiene requirements such as WC or washing facilities
- Insufficient site screening from late autumn to spring – during leaf fall
- Forecast traffic generation does not take account of deliveries of fish food or other necessities

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

ITEM A07 - 6

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The site is located in open countryside, but close to an existing group of farm buildings, with the agricultural use established on the dairy farm for many years. Policy 26 of the Horsham District Planning Framework (HDPF) 2015 states that outside built-up-area boundaries, development will not be permitted unless it is considered essential to its countryside location and in addition meets one of the following criteria:
- a) Supports the needs of agriculture or forestry;
 - b) Enables the extraction of minerals or the disposal of waste;
 - c) Provides for quiet informal recreational use; or
 - d) Ensures the sustainable development of rural areas.
- 6.2 In this instance, it is clear that the proposal would meet the above criteria in supporting the needs of agriculture, and it has therefore been adequately demonstrated that the proposal is essential to its countryside location.
- 6.3 Furthermore, Para.28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To achieve this, Local Authorities are encouraged to support sustainable growth and expansion of all types of businesses and enterprises within rural areas and promote development and diversification of agriculture and other land-based rural businesses.
- 6.4 The application has been submitted as part of a farm diversification scheme to support the existing farm business. Policy10, Rural Economic Development, of the HDPF states that proposals for new rural enterprises within established agricultural holdings will be permitted if they contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either
- a. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or
 - b. Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.
- 6.5 In this instance, it is noted that there are no existing suitable buildings for the proposed aquaponics farming operations, given its specific requirements. The proposed polytunnel and associated storage building would therefore be considered to maintain the quality and character of the area and therefore appropriate to the countryside location.

Amenity of adjoining properties

- 6.6 Policy 33 of the HDPF seeks to avoid unacceptable harm to neighbouring amenity. The wider site has been a working dairy farm for a number of years and with this, there are an associated number of the buildings on the site to support the farming activities, including barns and storage buildings. The existing buildings are located in close proximity to each other with pasture lands and yards surrounding the site. Farm diversification within the existing buildings is already noted, with a meat cutting room and a couple of buildings which have B1/B8 use. In addition to these, there is a log storage yard adjacent to the application site, which is also in support of the wider farm diversification. This log storage yard is subject to planning conditions relating to hours of vehicular movements and use of power tools, in order to reduce any potential harmful neighbour impact by way of adverse noise or disturbance.
- 6.7 It would appear that the land on which the proposed development is to be sited, has recently been used for the wider agricultural storage of wrapped silage bales and other farming equipment, which is not subject to any such restrictions. It is also noted that an agricultural storage barn, some 8m to ridge and 24m in length, has been approved under agricultural prior notification earlier in 2016 (DC/16/1129) some 15m to the west of the current application site.
- 6.8 In comparison with the barn approved under DC/16/1129, the north-facing end elevation of the proposed polytunnel, facing the residential boundary with Horsebridge Cottages, would be some 3.6m in height and some 5.4m in width with a curved roof profile. There is a separation distance of some 25m between the proposed polytunnel and the neighbouring residential boundary and as such, it is not considered that the location and height of the proposed polytunnel would lead to any adverse loss of light or outlook to the neighbouring residential dwelling. Given the nature of the proposed development it is similarly not considered that this would lead to any adverse impact on residential amenity in terms of use, given the wider agricultural use of the site.
- 6.9 Furthermore, it is acknowledged that the potential views from this neighbouring property through the boundary vegetation would be increased during winter months when leaf coverage is reduced, however it would be at such distances and over an established farm site, that no adverse and detrimental harm is judged to occur as a result of the proposed polytunnel. The associated businesses at Horsebridge Cottages of the tea-room, bakehouse and holiday cottages are noted, but these form part of the overall agricultural character of the area, and no adverse harm to the businesses are considered to occur as a result of the proposed development.
- 6.10 It is considered, given the scale and low level of activity which would be closely linked to the farm and the existing activity on the site, that the proposed use would not cause significant detrimental impact on the amenities of neighbouring residents through noise and disturbance.

Parking and highway safety

- 6.11 The access for the site is currently used in connection with the existing farm building, and avoids passing the neighbouring dwelling of Calcot Bungalow.
- 6.12 Objections have been received in relation to highway safety. Previous applications on this site have been acknowledged as utilising an existing access to the highway which is used in association with an intensive farming operation. It is considered that the proposal would

ITEM A07 - 8

not be anticipated to give rise to any further and significant intensification of use of the site or the access compared with what has previously occurred in association with the on-going dairy farming use of the site and ancillary operations.

- 6.13 The Local Highways Authority has assessed the proposal and considers that the traffic impact as a result of the new business venture would be minimal, as it would be in support of the existing dairy farm operating out of the site, using an existing vehicular access and tended by existing farm staff. It is understood that there would be a reasonably low number of vehicular trips associated with the initial set-up and some trips every 12-18 months when the wasabi and trout are harvested. The applicant has provided additional details, anticipating that the initial set-up would require 3-4 vehicles in total, although unlikely to be all on one day, with some 2-3 vehicular trips associated over a 12-month period to deliver / collect the produce.
- 6.14 These forecast numbers are relatively low, considering the existing nature of the dairy farm, other authorised activities at the site and the residential dwelling, and therefore, they are not anticipated to lead to any detrimental impact on highway safety or capacity.

Conclusion

- 6.15 In conclusion, the proposal has been considered within the context of the NPPF and the presumption in favour of sustainable development, and against Local Policies set out within the Horsham District Planning Framework (2015), which includes the provision for appropriate rural economic development.
- 6.16 Officers consider that the proposal would lead to an acceptable form of development and would not lead to material harm in terms of its impact on the residential amenities of neighbouring properties and the character of the surrounding area.

7. Recommendation: Application Approved

- 1 Approved plans list
- 2 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 No part of the development hereby permitted shall be first brought into use until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and in accordance with Policies 40 and 41 of the Horsham Development Planning Framework (2015).

4. There shall be no delivery or dispatch occurring at the site between the hours of:-

ITEM A07 - 9

08:00 and 18:00 on Mondays to Saturdays,
and at no time of Sundays or Bank Holidays.

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

5. No external plant (including refrigeration motors, extract ventilation/air conditioning systems, etc) shall be installed unless details are provided to and approved in writing by the Local Planning Authority prior to their installation. The plant shall thereafter be installed and be maintained in accordance with the agreed details.

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

6. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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

7. Prior to first use, a scheme for the disposal of waste has been submitted to and approved in writing by the Local Planning Authority. The waste management scheme shall thereafter be implemented in accordance with the agreed details.

The following details should be included:

- Methods and frequency of tank cleaning
- Storage, collection and disposal methods of any waste, debris or animal matter
- Location of the waste storage (compost heaps). It is expected that these should be located no closer than 30m from any neighbouring residential boundaries.
- No burning of materials on site, including aquaponics waste.

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

INFORMATIVES

NOTE TO APPLICANT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

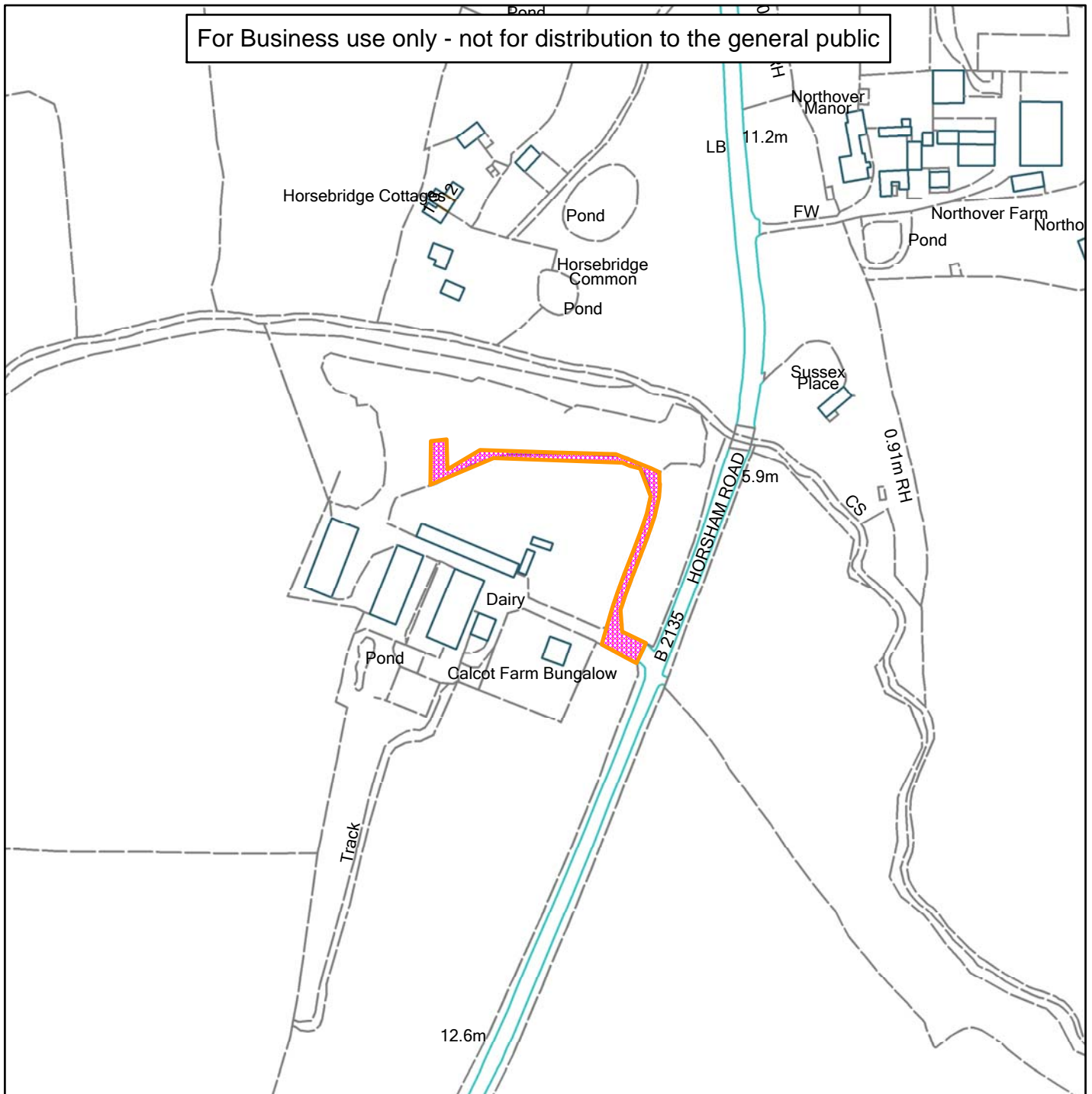
Background Papers: DC/16/2026

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Calcot Farm

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/12/2016
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