



TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Erection of 4x detached dwellings with associated garaging, hardstanding and landscaping

SITE: Arun Feeds Sincox Lane Shipley West Sussex

WARD: Billingshurst and Shipley

APPLICATION: DC/18/1412

APPLICANT: **Name:** Messrs Andrews, Cowley and King **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

The proposal represents a Departure from the Development Plan

RECOMMENDATION: To refuse planning permission.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the erection of 4 no. detached dwellings, with associated garaging, hardstanding and landscaping on a square parcel of land on the southeast side of Sincox Lane, Shipley. The proposed dwellings seek to reflect a Farmhouse, Coach House, converted Stable Building, and Chaffeurs Cottage.

1.3 The "Farmhouse" would be positioned to the south-west of the application site, and would extend over three storeys (with rooms in roof) and a basement level also provided. The proposed dwelling would be oriented to face north-west, with an area of hardstanding provided to the front of the dwelling, along with a detached garage building. The dwelling would measure to a total length of 17m and a total depth of 12.65m, with a raised patio area extending to the south-east of the dwelling. The proposed dwelling would incorporate a single storey conservatory projection to the south-east, with a single storey kitchen/diner projection proposed to the south-west elevation. The proposed dwelling would incorporate a pitched

roof measuring to an overall height of 9.9m, with a flat roof pillared porch projection extending to a height of 4.3m. The proposal would amount to a total floor area of approximately 287sqm, with a residential curtilage of 0.21 hectares. A 2-bay detached garage would be positioned to the north-east of the dwelling, and would be oriented to face south-west, with scattered trees and boundary hedging and chain-link fencing proposed around the perimeter.

- 1.4 The “Coach House” would be positioned to the north of the application site, and would extend over one and a half storeys. The proposed dwelling would be oriented to face north-west, with an area of hardstanding positioned to the north alongside a detached 2-bay garage. The proposed dwelling would be accessed from a separate access onto Sincox Lane, with boundary hedging and chain-link fencing and scattered trees proposed along the site perimeter. The dwelling would measure to a length of 13.5m and a total depth of 15.6m, incorporating a single storey dining room projection to the south-east. The proposal would incorporate a pitched roof extending to an overall height of 8.9m, with the single storey rear extension measuring to a height of 2.8m. The proposal would amount to a total floor area of approximately 192sqm, with a residential curtilage of approximately 0.16 hectares. The proposed dwelling would provide a sitting room, kitchen, w.c, and dining room to the ground floor, with 4 no. bedrooms (two with ensuite) and bathroom to the first floor.
- 1.5 The “Stable Cottage” would be positioned to the north-east of the application site, and would extend over one and a half storeys. The proposed dwelling would be oriented to face south-west, with an area of hardstanding positioned to the front of an attached 2-bay garage. The dwelling would consist of an ‘L’ shaped dwelling that would measure to a length of 25m, with the southern projection extending to a length of 17.7m. The proposal would incorporate a pitched roof measuring to an overall height of 6.7m, with the attached garage set down from this ridgeline and measuring to a height of 5.9m. The proposal would amount to a total floor area of approximately 358sqm, with a residential curtilage of approximately 0.16 hectares. The proposal would provide a kitchen/diner, living room, study, utility room, w.c and 2-bay garage to the ground floor, with 4 no. bedrooms (two with ensuite) and bathroom to the first floor.
- 1.6 The “Chaffeurs Cottage” would be positioned to the north-west of the application site, and would extend over one and a half storeys. The proposed dwelling would be oriented to face south-east, with an area of hardstanding positioned to the front of the attached garage. The dwelling would measure to a length of 15.5m and a depth of 12.8m, and would incorporate a half-hipped roof measuring to an overall height of 7.3m. The proposal would incorporate hipped roof dormers to the north-west and south-west elevations, with a mono-pitched roof dormer to the south-east elevation, above the attached garage. The proposed dwelling would amount to a total floor area of approximately 260sqm, with a residential curtilage of approximately 0.13 hectares. The proposal would provide a kitchen/breakfast, living/dining room, utility room, w.c, and 2-bay garage to the ground floor, with 4 no. bedrooms (three with ensuite) and bathroom to the first floor.
- 1.7 The application site would be accessed by the existing entrance to the site which extends from the south of Sincox Lane, sited centrally within the site. A separate access is proposed to the north-east that would be used solely by the “Coach House” and this would include a 5-bar gate set back from the public highway by approximately 5.8m.

DESCRIPTION OF THE SITE

- 1.8 The application site is positioned to the south-east of Sincox Lane, outside of any defined built-up area boundary. The site comprises a former commercial site, with the area currently unused and comprising hardstanding.
- 1.9 The site is located approximately 4.5km north-east of West Chiltington and approximately 5.8km north-west of Ashington. The wider area primarily consists of open countryside, with

a scattering of farm enterprises and sporadic residential development within the wider locality.

- 1.10 The site is bound by mature hedging to the north-western boundary, with the perimeter of the site separated from the wider surroundings by informal hedging.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 – Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

Supplementary Planning Guidance:

- 2.4 Shipley Parish Design Statement

RELEVANT NEIGHBOURHOOD PLAN

2.5 Shipley Neighbourhood Development Plan

Shipley Parish is a designated Neighbourhood Plan Area however to date no draft Plan has been prepared for public consultation.

PLANNING HISTORY AND RELEVANT APPLICATIONS

SP/15/90	Redevelopment of feed mill into 6 small industrial units (b.1 use) and alterations to existing accesses Site: Arun Feed Mills Sincox Lane Shipley	Application Permitted on 09.07.1993
SP/22/96	Erection of 4 dwellings (outline) Site: Arun Feeds Sincox Lane Shipley	Application Refused on 19.06.1996

SP/48/98	Redevelopment by erection of two-storey b1 units Site: Arun Feeds (Southern) Ltd Sincox Lane Shipley	Application Permitted on 26.03.1999
DC/05/1865	Erection of building comprising 8 x 4 bed dwellings, 2 x 3 bed dwellings and 2 x 2 bed dwellings, access and parking (Outline)	Application Refused on 30.09.2005

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 Landscape Architect:** Objection
The proposal would inevitably result in an urbanising effect on the remote rural landscape. Given the permanence of the housing and the associated urbanising implication, the harm is considered to be high adverse.
- 3.4 **HDC Drainage Engineer:** No Objection
Although this is a minor development, sufficient drainage details based on the scale and nature of the development should be submitted. Therefore, should the development be recommended for approval, a Drainage Strategy (Foul and Surface Water) condition should be imposed. There also appears to a watercourse traversing the site which the proposed site layout has not allowed for or accommodated. If the development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats. Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

OUTSIDE AGENCIES

- 3.6 **WSCC Highways:** No Objection
The proposed development is unlikely to generate an increase in traffic when compared to historical uses. In addition there are a number of large residential dwellings in the locality and therefore it could be considered that the proposed use is more in keeping with the surrounding area. However, the site is not in a sustainable location and residents of the dwellings will be reliant on the private car. Each dwelling has sufficient parking/garaging and hard standing areas suitable for the size of dwellings.
- 3.7 **Ecology Consultant:** Comment
The site could potentially support protected and notable species such as amphibians, reptiles, badgers, and nesting birds. No supporting baseline ecological survey information has been submitted, and an adequate assessment of existing ecological features within the site, and potential ecological habitats cannot be undertaken. An assessment of the current site ecology and potential impacts of the works proposed is required to inform this application.
- 3.8 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

- 3.9 **Shipley Parish Council:** Objection
While supportive to the principle of development, an objection is raised on the grounds that the proposed development would be out of keeping with the rural area and would be too large. The design of three-storey dwellings conflict with the Parish Design Statement.
- 3.10 **Thakeham Parish Council:** Objection
Contrary to countryside policies within the HDPF and conflicts with the Thakeham Parish Neighbourhood Plan. The site has sustainability issues in terms of travel where there will be reliance on the car.
- 3.11 10 letters of support from 8 separate households were submitted, and these can be summarised as follows:
- Better use of site than extant permission
 - Provides a benefit to the area
 - The current use is detrimental to the character and appearance of the area
 - Provides needed housing on brownfield land
 - Contributes to housing need
 - Preferable to commercial development
 - Better for local traffic
- 3.12 2 letters of objection were received from two separate households, and these can be summarised as follows:
- Proposed development is out of character with the area
 - Overdevelopment of the site
 - Possible drainage issues

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 3 no. 4-bedroom dwellings and 1 no. 5-bed dwelling and associated access.

Principle of Development

- 6.2 Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The appeal site is situated outside of any of the defined settlement as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.
- 6.3 Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local

housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

- 6.4 The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.
- 6.5 Paragraph 78 of the NPPF states that “to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”
- 6.6 Paragraph 79 of the NPPF continues that “planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 6.7 Since the adoption of the Horsham District Planning Framework in November 2015, the Council is able to demonstrate a full 5-year housing land supply to meet the needs of the District to 2031. The development plan and the policies within it are therefore up to date. These policies set out the spatial strategy for sustainable development within the District by establishing a development hierarchy, setting out policies that allow settlements to grow and expand over the lifetime of the plan.
- 6.8 The application site lies outside of the built-up area, and is therefore considered to be within the countryside in policy terms. The site is located approximately 4.5km north-east of West Chiltington and approximately 5.8km north-west of Ashington. As such, the application site does not adjoin an identified settlement, and is not considered to be close to any identified settlements. Occupiers of the development would therefore be wholly reliant on the car to access all services. On this basis the location of the site is not considered to be sustainable for housing development.
- 6.9 As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages which have defined

built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge. The application site is not identified in the Local Plan and is not allocated within an adopted Neighbourhood Plan.

- 6.10 In this countryside location, the proposal is also considered against Policy 26 'Countryside Protection' which protects the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. This criteria includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The proposed development does not meet any of this criteria, nor is it considered to be essential to the countryside location.
- 6.11 With the adoption of the HDPF, it is clear that the Council can demonstrate a five year supply of housing. The proposed dwellings would be remote from day to day services, where the provision of market housing in this location, not linked to a rural use, would be contrary to Policy 26 of the HDPF and would not be in accordance with the overarching spatial strategy for development as set out in Policies 3 and 4 of the HDPF. It is therefore considered that the principle of the proposed development within the countryside is contrary to the overarching spatial strategy and principles of the National Planning Policy Framework and Local Development Plan.
- 6.12 Notwithstanding the above, it is recognised that the Applicant has made reference to an extant planning permission under reference SP/48/98 for the erection of a two storey building to be used for B1 use. Following the demolition of the buildings on the site, a letter dated 28 November 2006 confirmed that works pursuant of the permission had been commenced by the laying of foundations. This letter confirmed that the planning permission had been implemented, and as such this extant permission is of weight when considering the current application.
- 6.13 Policy 2 of the HDPF states that the effective use of land by reusing land that has been previously developed (brownfield land) will be encouraged provided that it is not of high environmental value. The aim of this policy is to encourage the appropriate re-use of brownfield sites in sustainable locations, locating new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place, or in places where these can be realistically provided.
- 6.14 Paragraph 117 of the NPPF states that "planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions." Paragraph 118 continues that planning policies should encourage multiple benefits from both urban and rural land; recognise that some undeveloped land can perform many functions; give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs; and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
- 6.15 While it is acknowledged that the application site comprises previously developed land, the spatial strategy and directive from the NPPF guides development to previously developed land within settlements, where it is considered to be more sustainable. HDC currently benefits from a 5-year housing land supply, where the spatial strategy directs housing to be located within strategically allocated sites and infill sites within the built-up area. On this basis, it is not considered that land supply is constrained or an identified need for housing exists that would otherwise outweigh the harm to the countryside location.

- 6.16 Furthermore, although the extant permission is acknowledged, the proposed residential development on the site is comparatively different to the B1 commercial development approved under this previous planning permission reference SP/48/98. Such commercial uses can be considered appropriate within a countryside location in order to support rural economic development, whereas the allocation of residential development is more strictly controlled through the spatial strategy. Given the material difference between the nature of the development approved and that proposed, limited weight is given to the extant permission.
- 6.17 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location. Consequently, it represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).

Landscape Character and Visual Amenities

- 6.18 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.19 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.20 The four proposed dwellings are each designed to reflect a rural style: a coach house, converted stable, farmhouse, and chaffeurs cottage. Each dwelling would include a driveway and area of hardstanding that would be separated from the shared access by a gate. Landscaping and the provision of a pond is proposed to separate each of the plots, with perimeter native species hedging proposed around the application site, along with chain-link fencing painted green.
- 6.21 The Design and Access Statement submitted in support of the application states that the scheme has been designed to represent a way in which the site may have evolved over the years, with the proposal seeking to reflect an historic rural estate, utilising an eclectic mix of buildings often found within the Sussex countryside. It is the intention that the scheme appear as an original farmhouse, coach house, stables and subsequently converted chaffeurs cottage.
- 6.22 While the design intent of the scheme is noted, it is considered that the layout, scale, form, and design of the proposal when considered individually and collectively, evokes an artificial evolution of the site that neither reflects the locally distinctive vernacular of the locality, or the scale, proportionality, or traditional features of the development form it seeks to reflect. Notably the plots are all of equal size and set equally within the four corners of the square site in a more formal urbanised arrangement rather than a clustered 'organic' arrangement that would be more typical of the rural estate character the applicants are seeking to replicate.

- 6.23 Furthermore, the expansive single storey projections, particularly to the “Farmhouse” and “Coach House” are considered to exaggerate the overall scale and massing of the dwellings, with the footprint, mass, and scale of the “Stable Cottage” appearing as a dominant building when considered against the vernacular it seeks to represent. In particular the design and scale of the “Farmhouse”, extending over 4 storeys and incorporating an expansive patio area, is considered to reflect a more urbanised form of development that is of a scale, mass and bulk that would be prominent within the rural context and setting.
- 6.24 In totality, the proposed layout, form, scale, and mass of the dwellings is considered to far exceed the anticipated proportions of the apparent historic Sussex character it seeks to reflect, with the various single storey projections considered to further distract from the traditional vernacular. The proposed design rationale is therefore considered to result in a convoluted and urban design that would detract from the locally distinctive character of the area, and would not relate sympathetically to the built surroundings or landscape of the wider locality.
- 6.25 The proposed scheme would formalise the site, with the definable boundaries and overtly domestic and urban nature of the development considered to contrast and detract from the informal and rural character of the area. In particular, the scale and form of the dwellings, which are not considered to reflect the proportions or rural ambience of the countryside setting, would compete and off-balance the modest and sporadic residential development of the wider area, resulting in an ordered form of development that would be out of keeping with the more modest and sporadic character of the built pattern and character of the wider surroundings.
- 6.27 It is therefore considered that the proposed development would be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.28 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.29 The application site is positioned to the north-east and south-west of a cluster of agricultural and commercial buildings, including converted residential buildings. These surrounding properties are located between approximately 75m and 200m from the site, and separated by boundary hedging, paddocks, and the public highway. Given the distance between the development site and the nearby residential and commercial properties, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties.
- 6.30 The proposed 4 no. dwellings would be built around a central access road, with the dwellings oriented to face the shared access and set at a distance of between approximately 20m to 30m from one another. Given this layout, it is considered that the proposal has addressed potential amenity impacts from within the development.
- 6.31 It is therefore considered that the proposed development would not result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape and Trees

- 6.32 Policy 33 of the HDPF states that development should relate sympathetically with the built surroundings and landscape, and should presume in favour of the retention of existing important landscape and nature features, and use high standards of landscaping where appropriate.

- 6.33 The site is situated in a rural location straddling both Thakeham and Shipley Parishes, in a large plot amongst arable land. The boundary of the site is dotted with small trees and scrub, allowing views through to the open fields beyond. The character of the area is of a low lying and relatively flat landscape, where scattered small woods and copses, shaws, and hedgerows enclose an intricate pattern of small pastures; although some central and western parts of the area are dominated by large arable fields where hedgerows have been lost. It is however, important to note that the site itself has been stripped of the key character area landscape characteristics by virtue of the previous development, and it's now derelict state.
- 6.34 Following consultation with the Landscape Architect, with regards to the landscape character, it is considered that the proposed development would result in an urbanising effect on the remote rural field. Given the permanence of the housing and associated urbanising implications, the harm caused by the development is considered to be highly adverse.
- 6.35 It is therefore considered that the proposed development, by reason of its use, layout and form, would result in an urbanised form of development that would detract from the landscape character and rural setting of the wider locality.

Ecology

- 6.36 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.37 Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted.
- 6.38 Following consultation with the Ecologist, the site could potentially support protected and notable species such as amphibians, reptiles, badgers, and nesting birds. No supporting baseline ecological survey information has been submitted, and therefore an adequate assessment of existing ecological features within the site, and potential ecological habitats, cannot be undertaken.
- 6.39 From the site visit, it is considered that while the site comprises predominantly made ground, with a large extent of discarded building materials, it sits adjacent to open fields and includes features such as boundary hedging and scattered shrubbery that could be capable of providing habitat for species. It is therefore considered that the site could potentially support protected and notable species.
- 6.40 Given the above, an assessment of the current site ecology and potential impacts of the works proposed is required to inform this application. As such the proposal has failed to address its potential impact on ecology, contrary to Policies 25 and 31 of the HDPF.

Parking and Traffic Conditions

- 6.41 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.42 The proposed development seeks to provide 2 no. accesses to the site, a shared access to the "Farmhouse", "Stable Cottage", and "Chaffeurs Cottage", and a separated access from

Sincox Lane for the “Coach House”. These accesses would extend from the existing access to the site, with the central access measuring to a width of 4.1m.

- 6.43 Following consultation with West Sussex County Highways, no objection on highways grounds have been raised. While noted that Sincox Lane is narrow, and there are a number of places where passing will be difficult, it is considered that the proposed traffic levels are likely to be very low, and therefore are not considered to result in a highway safety issue.
- 6.44 The proposed access points would provide visibility in excess of 90m, and are considered to be of a suitable width for the needs of the proposed use. It is therefore considered that the proposed development would provide safe and adequate parking and access, suitable for all users, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.45 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development, due to its number, scale, form, massing and layout, is considered to result in a formalised and overtly urban nature of development that would appear as an overtly domestic and urban nature of the development that would contrast and detract from the informal and rural character of the area.
- 6.46 It is therefore considered that the proposed development represents a departure from the development plan contrary to Policies 1, 2, 3, 4, 25, 26, 32, and 33 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	1185.10	0	1185.10
	Total Gain		
	Total Demolition		

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

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

7. RECOMMENDATIONS

- 7.1 Refuse planning permission for the following reasons.

Reason(s) for Refusal:

- 1 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location. Consequently, it represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).
- 2 The proposed development would be of a use, scale, form, massing and layout that would result in a formalised and overtly urban nature of development that would detract from the modest and informal character of the rural locality. The scale and proportions of the proposed dwellings would appear as dominant features within the rural landscape, and would be of a height and mass that would detract from the modest and sporadic built pattern and character of the wider surroundings. The proposed development would therefore be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been submitted to demonstrate that the proposed development would not result in harm to the ecological interest of the site, contrary to Policies 25 and 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/1412