

## MME PLANNING SERVICES

Demolition of existing buildings and erection of 1no detached self-build dwelling and associated works.  
(Application made in the alternative to Prior Approval ref: DC/24/1853).

at

Oreham Manor Farm, Oreham Common, Henfield, West  
Sussex, BN5 9SB

Planning Statement

Ref: P-007g

November 2025

Version 1



*Figure 1: Site Location / Red Line Area*

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## **1. Introduction**

- 1.1 We are instructed to prepare and submit this full planning application for the demolition of existing buildings and the erection of 1no detached self-build dwelling at Oreham Manor Farm, Oreham Common, Henfield, West Sussex, BN5 9SB. The application is made in the alternative to application reference DC/24/1853 which granted Prior Approval under Schedule 2, Part 20, Class ZA of the General Permitted Development Order (GPDO) 2015 (as amended) for the demolition of a building on the site and erection of a detached dwelling in relation to the same building and the same location.
- 1.2 This statement sets out the proposed scheme with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

## **2. Site, Surroundings and Background**

- 2.1 The application site is located to the south of Oreham Common and a distance of approximately 1km east of the settlement of Small Dole, outside of any defined built-up area. The site is therefore located within a countryside location in policy terms. The wider site consists of dwellings and various historic agricultural and workshop buildings making up Oreham Manor Farm.
- 2.2 The site is found in a rural context with land where the proposed barn would be positioned possessing an undeveloped and mainly open character. The site is found in close proximity to the South Downs National Park (SDNP), located to the south and west.
- 2.3 The wider holding consists of fields, with interesting rows of trees and hedgerows. Field accesses / gates are positioned around the holding providing tractor access between each of the fields. The surrounding area consists of sporadic development and fields which are bounded and divided by hedgerows and agricultural tracks. The red line area, as indicated on the submitted plans, extends to some 0.39ha. The site is served by an existing vehicular access to the north which runs up to Horn Lane.

- 2.4 The application primarily relates to an existing barn / workshop building located within the main yard area, with other buildings located directly to the north and east. The site and surroundings are considered to be rural in character, with the buildings on site having a utilitarian, agricultural barn-style appearance.
- 2.5 It is noted that the boundary of the South Downs National Park Authority (SDNPA) is located to the south and east of the site, but does not directly adjoin the site boundaries.

### **3. Planning History**

- 3.1 Prior Notification – Ref: DC/21/2039 – Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3) – Decision: Prior Approval Required and Permitted, 11/02/2022.

**Prior Notification – Ref: DC/24/1853 – Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3) – Decision: Prior Approval Required and Permitted, 24/01/2025.**

**Reg 77 / HRA Application – Ref: HRA/25/0010 – Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/1853 – Decision: Approval, 09/09/2025.**

**Discharge of Condition / Approval of Details Application – Ref: DISC/25/0117 – Approval of details reserved by condition 1 to approved application DC/24/1853 – Decision: Approval, 29/05/2025.**

- 3.2 As detailed above, prior approval has been granted under Schedule 2, Part 20, Class ZA of the General Permitted Development Order (GPDO) 2015 (as amended) for the demolition of the largest building within the yard area and the erection of 1no detached dwelling, under reference DC/24/1853 in January 2025. This permitted development has been proven to be water neutral and the pre-commencement condition(s) attached to this prior approval permission have been discharged allowing for commencement of the development, as detailed in paragraph 3.1 above. As such, 1no dwelling can be created / provided in this location outside of the settlement boundary and this represents a viable and realistic fall-back position which has substantial weight in the planning balance.

- 4.1 As detailed above, planning permission is sought for the erection of a 3-bed detached single-storey self-build dwelling. The existing buildings within the red line area would be removed to facilitate the proposed development.
- 4.2 The application is made in the alternative to application reference DC/24/1853 which granted Prior Approval for the demolition of the larger building on site and erection of a detached dwelling, albeit the proposed dwelling the subject of this application would be positioned marginally to the south-west when compared to the previous approval.
- 4.3 The proposed dwelling would have an overall width of approximately 18.5m, an overall depth of approximately 22.5m, and an overall height to the ridge measuring approximately 6.2m.



- 4.4 The proposed dwelling is designed to resemble a typical rural building which would be commensurate with the existing setting and the countryside location, and would be very similar in design, scale and appearance to the previously approved dwelling under planning reference DC/24/1853. While it is noted that the proposed dwelling would be slightly re-positioned when compared to the previous approval, the proposed dwelling would not appear as a prominent addition or alien within this setting. The proposals also include the creation of a curtilage to serve the dwelling within the existing yard area.
- 4.5 As detailed above, the proposed dwelling would be located marginally to the south when compared to the location of the existing building to be removed, however it is noted that the building and curtilage to be created would not extend beyond the existing yard area, thereby retaining the existing character and boundaries surrounding the site.
- 4.6 The proposals would consist of untreated oak weatherboarding and brick to the walls, a clay tiled roof and grey aluminium-framed windows, creating a rural appearance to the building with the use of natural materials. The proposals incorporate a multiple pitched roof design in order to keep the overall height down and minimise the impact on the setting and surroundings. Again, this design is similar to the design of the permitted dwelling under planning reference DC/24/1853. The proposed dwelling would have a GIA of approximately 326sqm, very similar to that of the previous approval.
- 4.7 The proposed design is considered to be in keeping with the setting and the overall scale would be comparable to existing development within the immediate vicinity, and appropriate in terms of the size of the plot. The proposed dwelling would be located in essentially the same location as the previously permitted dwelling. The repositioning of the proposed dwelling slightly to the south-west would provide for a better relationship when viewed against the existing retained buildings within the wider site, The garden space to be provided would be modest, with planting proposed.
- 4.8 It is noted above that the boundary of the SDNPA is located to the south and east of the site. However, given the nature and design of the proposals and the modest repositioning, compared to the previously approved dwelling on site under planning reference DC/24/1853, it is not considered that the proposed dwelling would have a detrimental impact on the setting of the SDNP.



Figure 3: Proposed Elevations



Figure 4: Proposed Elevations



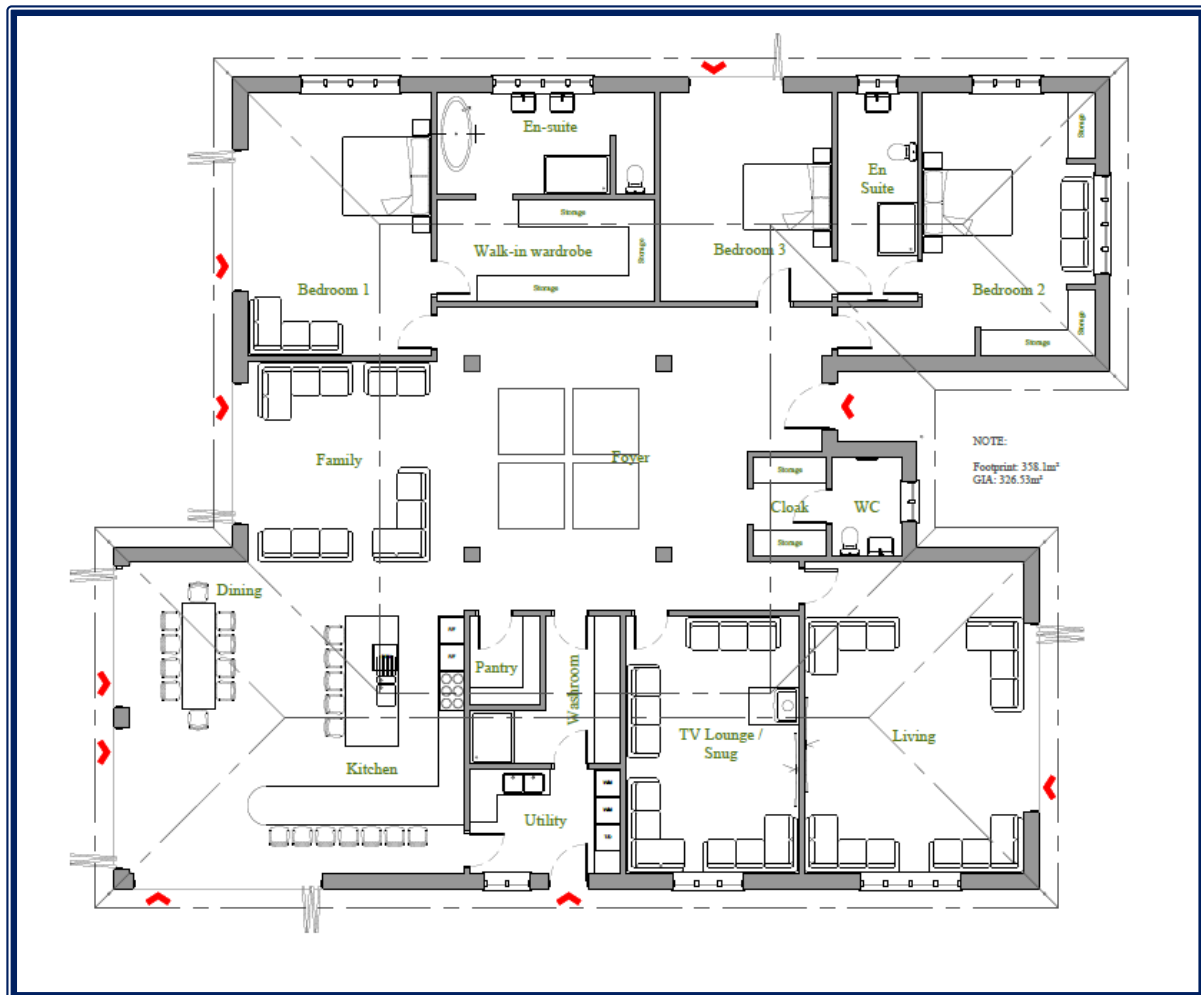


Figure 5: Proposed Floor Plan

- 4.9 The proposed development is considered to be appropriately separated from neighbouring properties to avoid any impact on amenity and would provide a good level of accommodation for future occupiers. Sufficient parking would also be provided, with the development served by an existing access to the north from Horn Lane.
- 4.10 It is noted that there is a PROW located to the west of the application site which runs from north to south along the adjacent field boundary. It is noted that another dwelling has been permitted within the wider site under planning reference DC/22/2092. The location of the proposed dwelling has been partly chosen to create a better relationship with this previous approval under reference DC/22/2092.



## 5. Planning Policy

### National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives which are – economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 d).

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

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry limited to no weight in decision making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out of date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 has advised that the Plan is withdrawn due to concerns about its legal compliance.

5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision making.

5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- 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 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Henfield Neighbourhood Plan (HNP) (2021)

5.8 Neighbourhood Plan policies relevant to this application are as follows:

- Policy 1: A spatial plan for the parish
- Policy 4: Transport, Access & Car Parking
- Policy 10: Green Infrastructure & Biodiversity
- Policy 12: Design Standards for Development

### Planning Advice Note(s) (PAN)

5.9 Relevant PAN's to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

## **6. Planning Considerations**

### Principle of Development

- 6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4 directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.
- 6.2 Residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF, as well as Policy 1: A spatial plan for the parish of the HNP. The site is also not in an isolated location therefore the opportunities afforded by Paragraph 84 of the NPPF do not apply in this instance.
- 6.3 In addition to the above, Policy 1: A spatial plan for the parish of the HNP steers new housing development to within the defined settlements of the Parish, including Small Dole, which the application site is partly within.
- 6.4 Notwithstanding the above, the Council is currently unable to demonstrate a five-year housing land supply, with the latest Authority Monitoring Report (April 2025) detailing a supply of only 1 year. Therefore, the tilted balance contained in paragraph 11(d) of the NPPF is engaged.
- 6.5 While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, the appointed Inspector has advised that the new Local Plan be withdrawn (April 2025) and the process is re-started. As such, the weight given to the above policies and the New Local Plan is therefore limited to none at this stage.

- 6.6 In addition to the above, and as set out at paragraph 3.2, one of the existing buildings to be demolished to facilitate the proposed development, benefits from Class ZA Prior Approval permission under planning reference DC/24/1853, which established that 1no dwelling can be erected in this location following the demolition of the existing building. This is a significant material consideration in the determination of this current planning application.
- 6.7 In addition, the Prior Approval permission has been shown to be water neutral and the pre-commencement condition(s) attached to application reference DC/24/1853 have been discharged. The presence of the Prior Approval to erect 1no dwelling on the site, which could still be implemented, represents a viable and realistic fall-back position, were the current application to be refused. A refusal of the current application would not therefore prevent the introduction of a dwelling outside of the defined built-up area boundary.
- 6.8 The proposed development seeks to improve the quality of the development for future occupiers through the re-location of the dwelling further to the south-west to provide a greater distance to the existing buildings to the north and east and to also provide external residential amenity space. This would also create a better relationship with another permitted dwelling under planning reference DC/22/2092.
- 6.9 In addition, the proposal also seeks to improve the quality of the dwelling through the use of higher quality materials and design, which would consequently improve the internal living spaces and appearance of the resulting building. These elements would result in social benefits that would improve the environment and quality of accommodation for future occupiers, and this benefit is considered to be of weight in the assessment of the current application. It is also noted that the applicant has confirmed that they would implement the fall-back application should this application not be approved.
- 6.10 It is therefore considered that refusal of the application on the basis of the conflict with Policies 4 and 26 of the HDPF would not be warranted and would not prevent a dwelling(s) from being created on the site, given the fall-back position as set out above. On this basis, the principle of development is considered acceptable.

- 6.11 Lastly, it is noted that there are a number of recent decisions which have granted residential developments outside of the defined built-up areas. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1no dwelling and were granted at appeal in August 2023 and March 2024 respectively, and DC/23/2278 which sought permission for 8no dwellings and was granted by the Council's planning committee in April 2024.
- 6.12 The Inspector within the appeal decision in relation to application reference DC/22/0495 states "I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission".
- 6.13 The above examples clearly show, that notwithstanding the distances to the respective settlement boundaries, these boundaries are now considered to be out of date given the lack of 5-year housing supply. Therefore, the tilted balance is engaged and the principle of residential development in this location is acceptable.
- 6.14 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply and the above examples, there is an expectation that a consistent approach is applied to decision making.
- 6.15 1no additional dwelling would contribute towards the much-needed supply of houses. Small sites can often be built out relatively quickly and there would be economic benefits arising from construction and spend in the local economy. Although these benefits are tempered by the small contribution that 1no dwelling would make in the context of the current circumstances, the additional dwelling would be valuable.
- 6.16 In summary, given the lack of a 5-year housing supply, the realistic and viable fall-back position and relevant recent examples of housing developments permitted outside of settlement boundaries, the principle of residential development is therefore acceptable.

### Design and Appearance

- 6.17 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.18 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.19 As detailed above, the wider site of Oreham Manor Farm, including the existing buildings to be demolished to facilitate the proposed development, is characterised by utilitarian agricultural style buildings. The design of the proposed dwelling would take its cues from this rural character, with the proposed dwelling appearing as rural barn style conversion. The proposed materials to the walls and roof would mimic and reflect the existing buildings within the vicinity, including the main existing dwelling at Oreham Manor Farm.
- 6.20 The proposed design is considered to be in keeping with the setting and the overall scale would be comparable to existing development within the immediate vicinity, and appropriate in terms of the size of the plot. As set out above, the proposed design is very similar to the permitted under planning reference DC/24/1853, and would not result in a marked difference in terms of impact on the setting and wider surroundings, including the neighbouring SDNP.
- 6.21 The proposed dwelling would be located in essentially the same location as the existing building to be removed. The re-positioning of the proposed dwelling marginally to the south-west would provide for a better relationship when viewed against the existing buildings on site, as well as another permitted dwelling under planning reference DC/22/2092. The garden space to be provided would be modest in size with planting proposed and sufficient space for vehicle parking available.



Figure 5: Approved Floor Plan under fall-back application DC/24/1853

- 6.22 Further to the above, the proposed design is considered to be a marked improvement when compared to the design of the dwelling permitted under the fall-back application, reference DC/24/1853, as detailed in Figure 5 above.
- 6.23 The previously approved scheme, under the requirements of Class ZA was designed to occupy the footprint of the existing building to be removed. Given this stipulation within the GPDO, the approved design and layout appears rather convoluted, with an internal courtyard area and the dwelling essentially being formed over two sections, with the living areas within one section and the bedrooms within another section. The proposed design incorporates a simpler and more conventional internal layout while appearing similar to the previous approval externally.



- 6.24 While it is noted that the current proposal incorporates a roof pitch that is slightly steeper, the overall form and appearance would again be very similar to the previously approved scheme. As such, it is not considered that the proposed development would result in adverse harm to the countryside location which would justify a reason to refuse this current application.
- 6.25 Additional planting is proposed, and the applicant would be happy with a landscaping condition to be attached to any permission which requires full details of measures, which would result in a further enhancement to the site, when compared to the previously approved scheme.
- 6.26 In addition, it is highlighted and acknowledged that the proposed scheme would be re-positioned marginally to the south-east and closer to the boundary with the SDNP. Policy 30 of the HDPF states that – “The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages”.
- 6.27 Taking into account the similarities with the previously approved scheme under planning reference DC/24/1853, the single storey design of the proposed dwelling, the landscape enhancements proposed and the modest re-positioning, it is considered that the proposal would serve to preserve and enhance the setting of the SDNP, in accordance with the above policy.
- 6.28 Finally, while the proposed development may be visible from the existing PROW located to the west of the site, given the appropriate design and the existing buildings to be removed, the development would not appear prominently from this vantage point and would not be unexpected in this location.
- 6.29 The proposed development would result in a higher quality development when compared to the previously approved application, and would appropriately reflect the character and visual amenities of the countryside location. Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 30, 32 and 33 of the HDPF.

### Neighbouring Amenity

- 6.30 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.31 Given the relationship of the proposed dwelling, as indicated on the site plan provided, with neighbouring properties, it is considered that the proposals would not have a detrimental impact in terms of overlooking, overbearing impact or loss of light to neighbouring residential properties. An appropriate garden area would be provided for the proposed dwelling which would provide adequate external amenity area for future occupiers. This is considered to be an enhancement when compared to the fall-back position, where no external amenity space would be provided, and the dwelling would have been located in very close proximity to other buildings.
- 6.32 The application is therefore considered to be acceptable in this regard, in accordance with Policy 33 of the HDPF.

### Parking and Highways

- 6.33 Policies 40 and 41 of the Horsham District Planning Framework relates to transport and parking, and states that more transport choice including community transport where appropriate will be encouraged, as well as a reduction in private car use and greater accessibility to more sustainable modes of transport. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 6.34 The plans indicate that the proposals would be served by an existing access to the site, and as such, no highway safety concerns would be apparent. Given the existing fall-back position where 1no dwelling could be provided, the provision of 1no dwelling would not result in a marked increase in trips to and from the site which would be detrimental to the function of the highway network.
- 6.35 Sufficient space for parking would be provided on site, and overall, the proposals would be acceptable in this regard, in accordance with Policies 40 and 41 of the HDPF.

## Ecological and Biodiversity Considerations / Enhancements

6.36 Policy 31 of the HDPF states that –

“Development will be supported where it can demonstrate 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. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks”.

6.37 The application is supported by a detailed Preliminary Ecological Assessment (PEA). The submitted ecological information outlines that overall, the proposals would not have a detrimental impact on protected habitats or species with mitigation and enhancement measures proposed.

6.38 However, it is noted that there are 2no ponds in close proximity to the site, where the PEA identifies an amber risk score to great crested newts (GCN). In order to address this matter, the applicant is happy to apply for a newt licence from NatureSpace under the Great Crested Newt District Licensing Scheme. The licence application is ready for submission and will be sent to NatureSpace when this application has been given a HDC reference number.

6.39 As such, the submitted details provided and to be provided, indicate that there would be no detrimental impact on habitats or protected species, in accordance with Policy 31 of the HDPF.

## **7. Summary and Conclusion**

7.1 Overall, given the position of the Council with regards to its 5-year housing supply, the viable and realistic fall-back position and recent decisions relating to residential development outside of built-up areas, the proposal represents an appropriate form of development in this location.

7.2 The proposals would be acceptable in terms of design and impact on the setting, and would not appear prominently within this context, resulting in an enhancement in terms of design and appearance when compared to the fall-back position.

- 7.3 The proposals would also be acceptable when considered against all other material matters, as detailed within this statement and supporting information.
- 7.4 As such, while now considered to be out of date, the proposals would be in accordance with Policies 4, 25, 26, 30, 31, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant planning permission accordingly.