

Planning, Design and Access Statement

Demolition of existing buildings and erection of a dwelling (as
an alternative to Prior Approval Ref. DC/24/0304)

at

Rowfold Lodge
Coneyhurst Road
Billingshurst
West Sussex
RH14 9DD

On Behalf of
Mr Andrew Rutherford

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1 INTRODUCTION

- 1.1 This statement is prepared in support of a planning application for the demolition of agricultural and equestrian buildings and the erection of a dwelling with associated parking. The application is submitted as an alternative to the dwelling granted consent under Prior Approval reference DC/24/0304 (Class Q scheme).
- 1.2 This statement sets out the relevant background to assist the planning authority in its determination of the planning application. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme against all relevant planning considerations.
- 1.3 The application is supported by the following documents:

PLANS:

Drg No. 122_100 – Site Location Plan

Drg No. 122_101 – Site and Block Plans

Drg No. 122_102 – Existing Plans for the stable building

Drg No. 122_103 – Approved Scheme Plans

Drg No. 122_104 – Proposed Site Plan

Drg No. 122_105 – Proposed Floor and Roof Plans

Drg No. 122_106 – Proposed Elevations

DOCUMENTS:

Planning, Design and Access Statement

Water Neutrality Report

BNG Metric and Report

Preliminary Ecological Assessment

Contamination Report

Application and Ownership Forms

CIL Forms

2 APPLICATION SITE

- 2.1 The application site is located to the south of a residential property known as Rowfold Lodge. The site is located off Coneyhurst Road (A272) approximately 750m south-east of the built-up edge of Billingshurst.

Figure 2.1 – Site Location



- 2.2 The site comprises an agricultural store and equestrian buildings with a combined footprint of 151sqm. The buildings are sited on an area of hardstanding and there is a sand school to the rear. There is also a grassed strip of land running along the southern boundary.
- 2.3 The site has an existing independent access on to Coneyhurst Road which is a 60mph road. The access has visibility splays of 160m in each direction which were assessed as appropriate as part of the planning application for it in 2015. As part of that application a 7 day speed survey was undertaken which showed the 85 percentile speeds to be between 44.7mph and 47.6mph, for which 160m visibility splays are suitable.

Figure 2.2 – Aerial Image of the Site



- 2.4 The site cannot be readily seen from Coneyhurst Road due to established trees which line this stretch of the road.

Figure 2.3 – Streetview image (the site is under the red line)



- 2.5 The surrounding area has a semi-rural character with a residential park home development (Pettychar Court) to the south, detached houses to the north (Rowfold Lodge) and west (Pondside Cottage). There are a number of detached houses set back from the road to the north-east and agricultural land owned by the applicant to the east. Further agricultural land associated with Rowfold Farm lies beyond to the east. Scattered houses continue along Coneyhurst Road to the north towards the built-up edge of Billingshurst which in recent years has extended eastwards closer to the application site. Land directly opposite the site to the west has been proposed for allocation under Policy HA4 as part of the emerging Local Plan.

Figure 2.4 – Contextual aerial image



3 PLANNING BACKGROUND

3.1 Planning History

- 3.1.1 The site has been the subject of a number of applications. Firstly, application ref. DC/24/0304 sought Prior Approval for the conversion of the agricultural building to form a dwelling. Prior Approval was granted on 18th April 2024 and Figure 3.1 below shows the approved plans.

Figure 3.1 – Approved Dwelling Plans



- 3.1.2 The approval was subject to a pre-commencement condition relating to contamination which is the subject of a live Discharge of Condition application (ref. DISC/24/0136). An application under Regulation 77 of the Habitats Regulations has also been submitted (ref. HRA/24/0014).
- 3.1.3 Planning application ref. DC/18/1007 sought permission to demolish all existing buildings on the site, the erection of a two storey five bedroom detached dwelling, and the creation of a new highway access onto Coneyhurst Road. The site was significantly larger in area than the current application site, with the proposed garden extending over approximately 1.5 hectares. The proposed dwelling was also set back into the site, located on the existing sand school.

Figure 3.2 – Scheme proposed under DC/18/1007

- 3.1.4 Permission was refused in July 2018 and a subsequent appeal dismissed on the grounds of the site's location in the countryside. At the time the Council was able to demonstrate a 5 year housing land supply and the adopted Local Plan was less than 5 years old. Consequently the scheme was considered contrary to the Council's spatial strategy and lacking an essential need for its countryside location. The proposals were also considered to result in the consolidation of sporadic development within the countryside, considered to be detrimental to the visual amenities of the surrounding area. The application was also refused due to an absence of adequate ecological assessment.
- 3.1.5 Planning application ref. DC/15/0406 related to the application site's access and drive. Permission was granted for both in April 2015.
- 3.1.6 Other applications of note include DC/19/1870 which relates to Rowfold Kennels approximately 280m to the south. Permission was granted to erect 4no. detached dwellings as an alternative to a Class Q scheme which proposed to convert existing buildings into 5no. dwellings.

3.2 Planning Policy

- 3.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2.2 The statutory Development Plan relevant to the site comprises the Horsham District Planning Framework (adopted 2015) and Billingshurst Parish Neighbourhood Plan 2019-31 (made 23rd

June 2021).

3.2.3 Material considerations include the National Planning Policy Framework (2024).

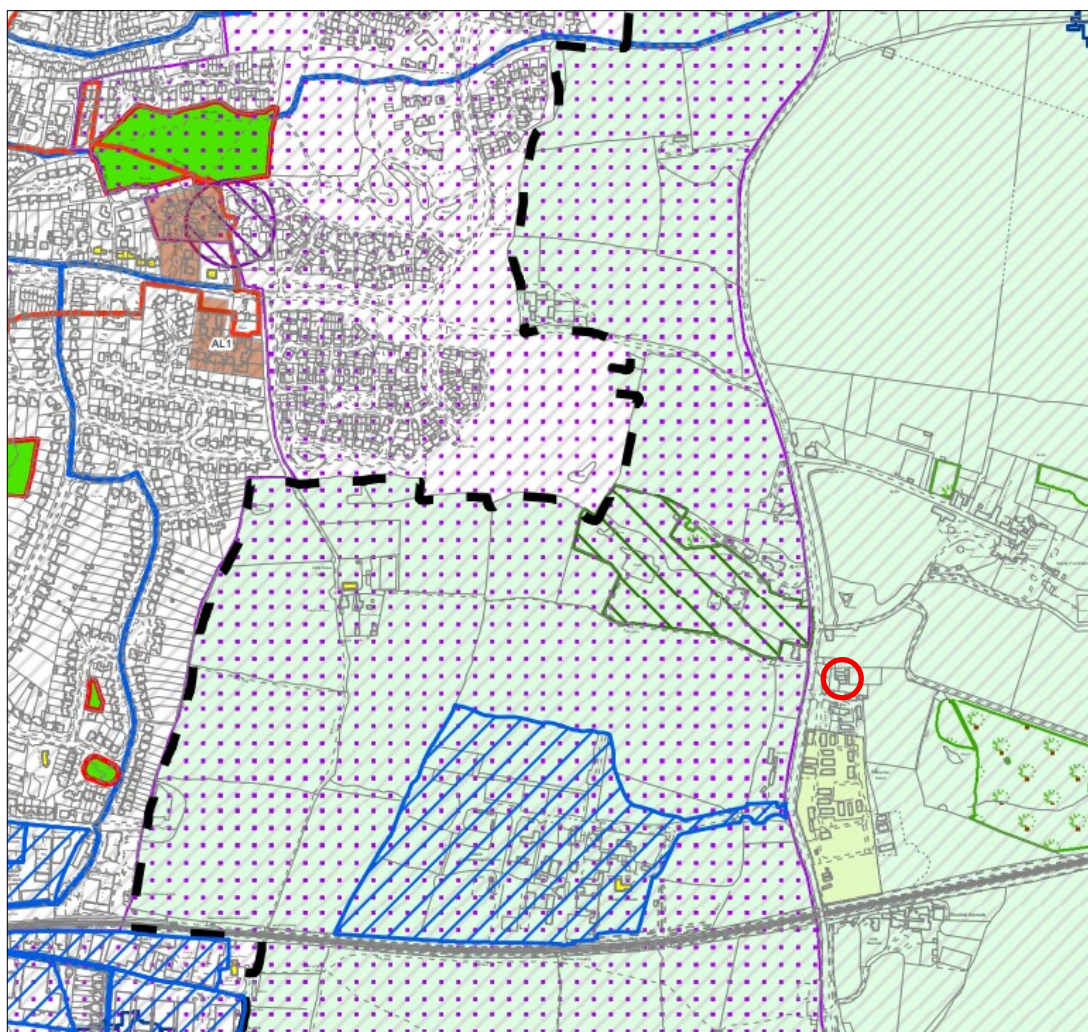
3.2.4 Although Horsham District Council has prepared a replacement Local Plan, the examining Inspector has recommended it be withdrawn. It is therefore of no weight.

3.3 Development Plan

Horsham District Planning Framework (2015)

3.3.1 The accompanying Policies Map identifies the site as lying outside of the built-up area boundary and within a Bat Sustenance Zone.

Figure 3.1 – Horsham District Planning Framework Policies Map



3.3.2 Policy 1 of the Horsham District Planning Framework (HDPF) requires the Council to take a positive approach when considering development proposals that reflects the presumption in

favour of sustainable development.

- 3.3.3 Policy 2 states that development around the edges of existing settlements will be managed in order to prevent the merging of settlements and to protect the rural character and landscape. The provision of rural housing is supported where it will contribute towards the provision of affordable housing where there is a demonstrable need.
- 3.3.4 Policy 15 supports expansion where it is appropriate to the scale and function of the settlement type. The development should demonstrate that it meets the identified housing needs or will assist the retention and enhancement of community facilities and services.
- 3.3.5 Policy 24 seeks to protect the high quality of the district's environment. Developments will be expected to minimise emissions including noise, odour, air and light pollution, and ensure that they are appropriate to their location, taking account of ground conditions and land instability.
- 3.3.6 Policy 25 states that the Council will support development proposals which protect, conserve and enhance the landscape and townscape character.
- 3.3.7 Policy 26 requires developments to be of a scale appropriate to the countryside character and location. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside, and protects and/or conserves and/or enhances the key features and characteristics of the landscape character area in which it is located.
- 3.3.8 Policy 31 states that development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.
- 3.3.9 Policy 33 presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development. The proposed scale, massing and appearance of the development should be of a high standard of design and layout and where relevant should relate sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.
- 3.3.10 Policy 35 supports development it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

- 3.3.11 Policy 37 states that all developments must be designed to encourage the use of natural lighting and ventilation. Measures which enhance the biodiversity value of a development should be incorporated. Satisfactory arrangements for the storage of refuse and recyclable materials should be an integral part of design.

Billingshurst Parish Neighbourhood Plan (2021)

- 3.3.12 Policy BILL 1 states that outside of the built-up area boundary development proposals will only be supported where it accords with other development plan policies or relates to necessary utilities or tourism-related development.
- 3.3.13 The Neighbourhood Plan does not allocate any housing sites, citing the number of houses already built in the parish since 2011. The Plan states that an early review will be carried out once the Horsham District Planning Framework has been reviewed and a new spatial strategy formed for the district. The review will take into account the future housing requirements across the district and will set out a strategy for delivery Billingshurst's contribution.
- 3.3.14 Policy BILL2 relates to housing design and character. It states that proposals should be guided by the Billingshurst Parish Design Statement and where practicable should incorporate cited features into the design. Some of the features relate to large housing sites and would not be relevant to a proposal for a single house, however of relevance would be the requirement for off road parking provision, and a design which reflects the scale and local vernacular of the surrounding buildings,. Materials should be in keeping with those used in existing buildings in the immediate locality, and existing natural features should be retained.
- 3.3.15 Policy BILL3 relates to energy efficiency and design and sets out principles for developments to follow where appropriate. These include siting and orientating new buildings to optimise solar gain, and using high quality, thermally efficient building materials.
- 3.3.16 Policy BILL14 requires all new residential developments to provide the minimum number of parking spaces required by the West Sussex Residential Parking Demand Calculator. Parking for visitors should also be provided.

3.4 Material Considerations

National Planning Policy Framework (2024) (NPPF)

- 3.4.1 The NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 11).
- 3.4.2 There are three dimensions to sustainable development: social, economic and environmental (paragraph 8). Residential developments play an important role in the provision of sustainable

development with the delivery of high-quality homes in the right location contributing towards the social, economic and environmental health of the district.

3.4.3 The NPPF states that development proposals which accord with the development plan should be approved without delay. Paragraph 11d states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- The application of policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

3.4.4 In situations where the presumption set out above applies, paragraph 14 explains that the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided that it became part of the development plan five years or less before the date on which a decision is made, and the plan contains policies and allocations to meet its identified housing requirement. In this instance, although the neighbourhood plan is less than 5 years old, the housing requirement that it is based on has since increased.

Design Statement for the Parish of Billingshurst

3.4.5 The Statement does not make specific reference to the location of the site. It does however include design principles which apply to all developments regardless of location. Of relevance to the subject proposals are the following:

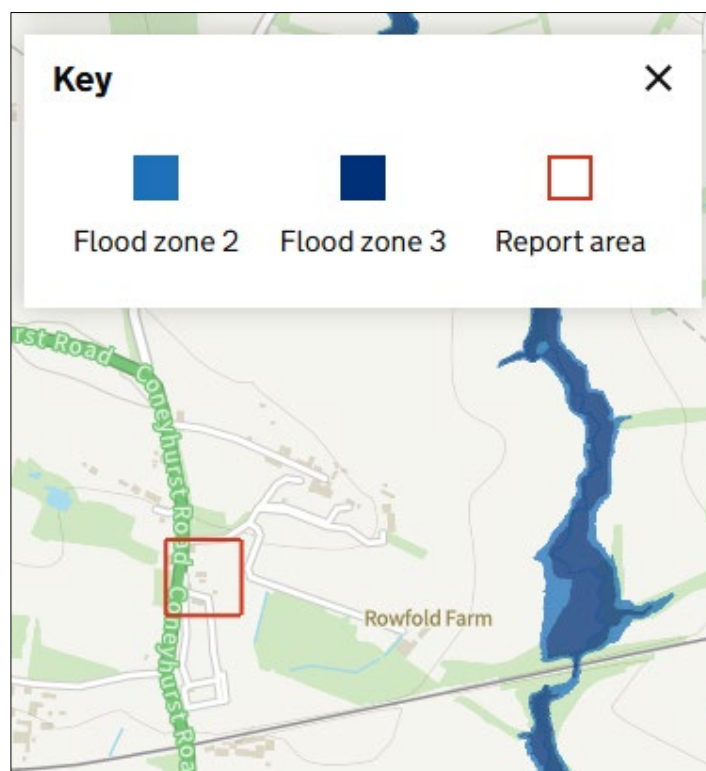
- Existing hedgerows and woodland should be retained
- All new building and development should avoid low lying areas to prevent future flooding.
- All development should incorporate existing trees wherever possible and shrubs native to the area should be planted as screening.
- Attention should be paid to energy conservation, individual electricity generation, the use of ground heat generation and solar heating panels.
- Attention should be paid to water conservation including re-use of grey water and rainwater butts.

- 3.4.6 In relation to individual house design, this should generally reflect the traditional vernacular architecture of Sussex and in particular the parish of Billingshurst

3.5 Environmental Constraints

- 3.5.1 The site is located within Flood Zone 1 with a low probability of flooding.

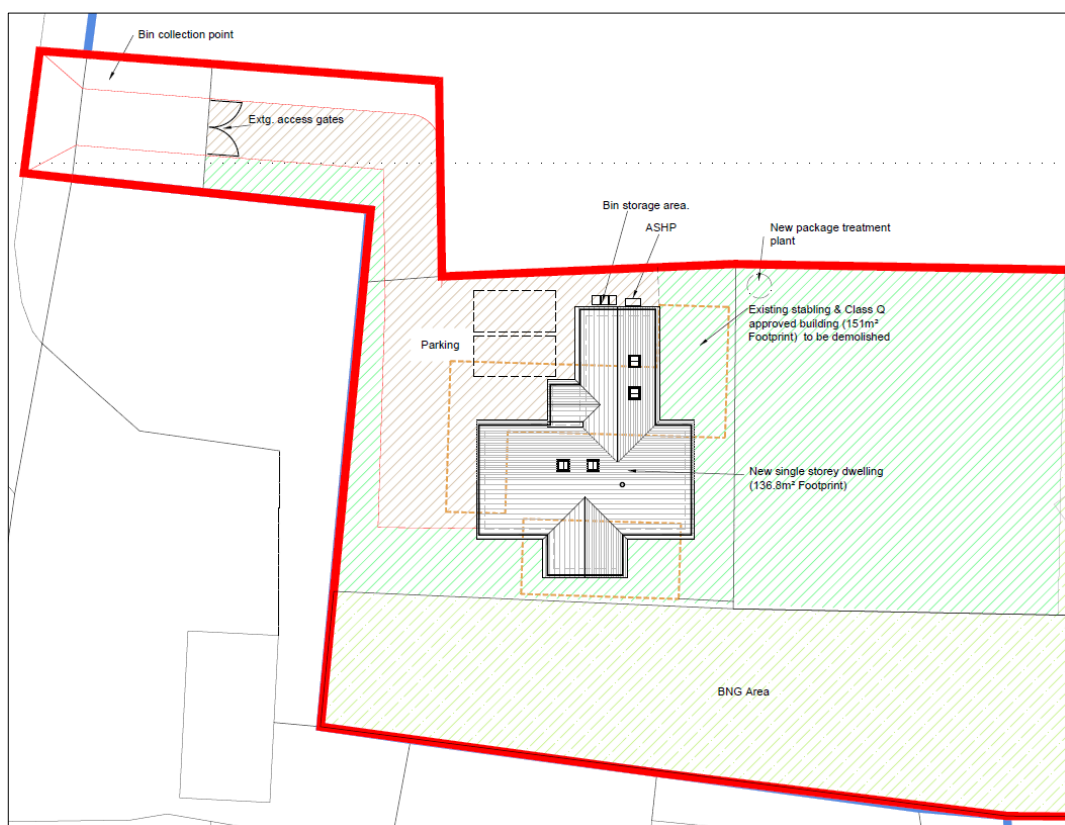
Figure 3.2 – Flood Map for Planning



4 PROPOSED DEVELOPMENT

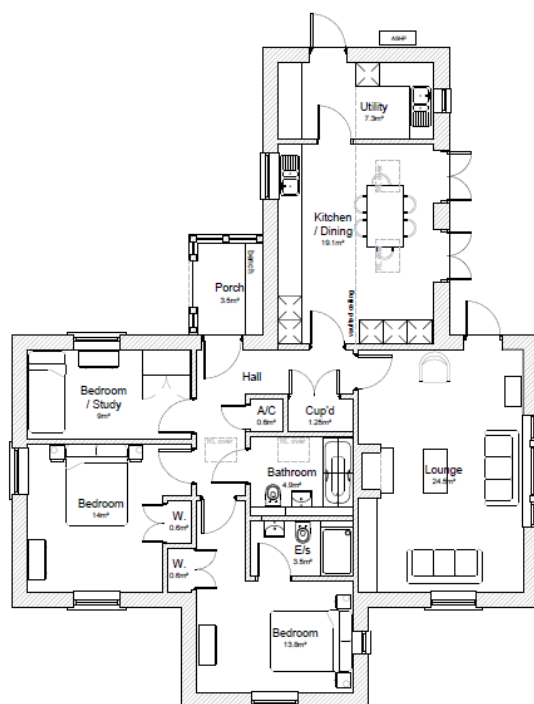
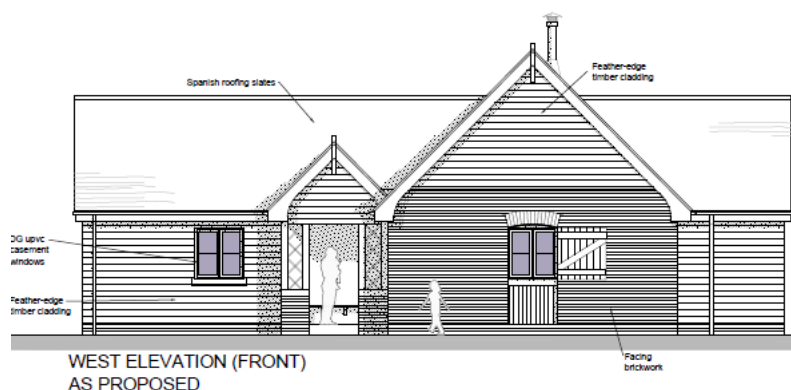
- 4.1 The proposed scheme seeks full planning permission for the demolition of the existing agricultural and equestrian buildings on the site and the erection of a new single-storey dwelling. This application is submitted as an alternative to the previously approved Prior Approval scheme (ref. DC/24/0304), which allowed for the conversion of an agricultural building into a one-bedroom dwelling.
- 4.2 The revised proposal will result in the complete removal of both the existing agricultural building and the adjacent stable block. In their place, a single-storey, three-bedroom dwelling is proposed. The dwelling will be positioned on the combined footprint of the demolished structures. The sand school to the rear of the buildings is to be removed, creating private garden space for the proposed dwelling.

Figure 4.1 – Proposed Layout



- 4.3 The proposed dwelling will provide three bedrooms (suitable for five persons), a lounge, kitchen/dining room, utility room and family bathroom.
- 4.4 All rooms will be located at ground floor level, ensuring full accessibility and suitability for occupants with reduced mobility. The gross internal floor area will be approximately 115.8 sqm. Although this is an increase compared to the Prior Approval scheme, due to the demolition of the neighbouring stable block, the overall built form on the site will be reduced by approximately 10%.

Figure 4.2 – Proposed dwelling



GROUND FLOOR AS PROPOSED
115.8m² GIA (incl. porch)

- 4.5 Private garden areas will be located to the side and rear of the dwelling, and a green buffer will be retained along the rear boundary for biodiversity net gain (BNG) enhancement through new planting and habitat creation.
- 4.6 The existing access from Coneyhurst Road will be retained and reused. Parking for residents and visitors will be provided on the existing area of hardstanding at the front of the property. A secure cycle store can be provided within the rear garden, and a bin storage is sited to the side of the property.
- 4.7 The orientation of the proposed dwelling and the integration of energy-efficient design features will optimise solar gain and natural ventilation. Sustainable construction methods and materials will be employed, contributing to improved energy performance over the approved conversion scheme.
- 4.8 Water neutrality will be achieved through a combination of fitting flow restrictors in the applicant's existing residence (Rowfold Lodge), and installing a rainwater harvesting system to supply WCs, outdoor taps, and the washing machine in the new dwelling.
- 4.9 Energy will be supplied to the dwelling via a air source heat pump.
- 4.10 The proposal does not require the removal of any existing trees. Sufficient space is available within the garden areas to allow for new native tree and shrub planting. Biodiversity enhancements will be delivered as part of a broader ecological strategy, including habitat creation within the retained green buffer area. Within this area a species-rich neutral grassland will be created to supply nectar and pollen for locally recorded priority invertebrates and to provide foraging/breeding habitat for declining bird species. New native scrub habitats will also be created along the site's boundaries and demolition material will be used to create microhabitats and hibernacula. Bird and bat boxes will also be installed on the building to increase roosting and nesting opportunities for priority local species.

5 DESIGN AND ACCESS STATEMENT

5.1 Use

- 5.1.1 The proposed development seeks full planning permission for a new dwelling as a replacement to the existing agricultural and equestrian buildings on the site. The use of the site will change from agricultural/equestrian to residential. The principle of residential use has already been established via Prior Approval ref. DC/24/0304 under Class Q of the GPDO.

5.2 Amount

- 5.2.1 The new dwelling will be single-storey with a gross internal area of approximately 115.8 sqm, including three bedrooms, a kitchen/dining area, living room, utility, and bathroom. Although the internal floorspace is larger than that in the approved Class Q scheme, the overall built footprint on site will reduce by approximately 10% through the demolition of both the agricultural store and the stable block.

5.3 Layout

- 5.3.1 The proposed dwelling is to be sited on the footprint of the demolished buildings, utilising existing hardstanding areas. Private garden space will be located to the side and rear. Parking is provided at the front on retained hardstanding, and secure cycle storage and refuse areas are appropriately located to the rear and side, respectively.
- 5.3.2 The layout has been designed to maximise privacy, usability, and accessibility. A retained green buffer to the rear ensures visual containment and provides ecological value.

5.4 Scale

- 5.4.1 The dwelling is single-storey, modest in scale, and in keeping with the rural character of the area. Its proportions and height are designed to minimise visual impact and complement the scale of neighbouring properties and the surrounding countryside.

5.5 Appearance

- 5.5.1 The design draws from the rural vernacular using materials such as timber cladding and barn-style shutters. The low-profile, pitched-roof form integrates well into the landscape. The overall aesthetic echoes traditional agricultural buildings while delivering a high-quality modern dwelling.

5.6 Landscaping

- 5.6.1 The development retains existing trees and introduces additional native planting to deliver biodiversity net gain. The removal of the sand school and replacement with private garden space and soft landscaping enhances the visual and ecological value of the site.
- 5.6.2 A green buffer at the rear of the site will be planted with native hedgerow species and wildflowers, as part of the submitted Biodiversity Net Gain strategy.

5.7 Site Access

- 5.8 The site is accessed directly from Coneyhurst Road via an established private drive. This access benefits from visibility splays of 160m in each direction, which are suitable given the road speeds (validated by a speed survey undertaken in 2015). No changes to the access are proposed.

5.9 Parking

- 5.9.1 The development will provide on-site parking in line with the West Sussex Residential Parking Demand Calculator. Sufficient space is provided for residents and visitors on existing hardstanding at the front of the dwelling.

5.10 Inclusive Access

- 5.10.1 The dwelling has been designed with full ground-floor accommodation and level access throughout, ensuring accessibility for occupants with reduced mobility. Door widths, circulation spaces, and room layout support inclusive design principles.

5.11 Public Transport and Services

- 5.11.1 While in a rural location, the site is approximately 750m from the edge of Billingshurst, where services, schools, and public transport (including a train station) are available.

6 APPRAISAL

6.1 The main issues in the consideration of the proposals are considered to be as follows:

- Principle
- Design and scale
- Layout
- Water neutrality
- Biodiversity net gain
- Trees

6.2 These are discussed below.

Principle of Development

6.3 The principle of one dwelling on the site has been established through the Prior Approval (ref. DC/24/0304). The fallback position is therefore a material consideration of significant weight, confirming the site's suitability for residential use.

6.4 Whilst the site is located outside the defined built-up area boundary of Billingshurst in an area that the spatial strategy seeks to restrict development, it is the case that the strategy is now out of date given the Council's five year housing land supply position. It is understood this now stands at less than 1 year which equates to a significant shortfall. The local plan is also more than 5 years old. As a result, policies relevant to the determination of the proposals are out of date because they are based upon assessments of housing need that are now not compliant with the NPPF. The proposals therefore fall to be considered against the presumption in favour of sustainable development.

6.5 The site is not situated within a protected area such as a National Landscape, the Green Belt, SSSI or National Park. Subject to satisfactorily addressing water neutrality, there is no conflict with paragraph 11d of the NPPF.

6.6 The proposal would deliver a single storey family-sized home, which are not typically built as part of new housing developments. Policy 16 of the HDPF does require that new developments offer a variety of housing sizes, types, and tenures to meet the district's needs, as identified in the most recent Strategic Housing Market Assessment. The proposal will contribute to the District's housing offering providing greater choice and diversity in the types of homes available.

6.7 This support is particularly crucial in the current economic climate. Recent historic inflation has led to increased costs for raw materials, fuel, and energy. These rising costs, along with ongoing supply chain disruptions, have made construction more expensive, potentially

hindering the Government's ability to meet its ambitious house building targets. Consequently, there is a growing need for planning policy to adopt a more flexible approach, especially in areas like the Horsham district, where there is a clear shortfall and high demand for new housing.

- 6.8 The NPPF advises that planning authorities should support opportunities for sustainable development in rural areas and that proposals should be approved unless any adverse impacts would significantly and demonstrably outweigh the benefits. The site is not isolated in the context of paragraph 84 of the NPPF given its proximity to existing dwellings and road infrastructure.
- 6.9 The scheme would also accord with the three strands of sustainable development. It would be socially sustainable, providing a modest sized house in a district which has an unfulfilled need and a significant housing land supply shortfall of less than one year.
- 6.10 It would also be environmentally sustainable, avoiding land of the highest amenity and landscape value. It would also deliver significant biodiversity enhancement.
- 6.11 It would also be economically sustainable, providing construction and operational jobs. It will also help to support existing businesses to a small degree through increased spending.
- 6.12 In relation to the site's location, the NPPF acknowledges that rural locations will not have the same level of accessibility to services as urban locations. However, it does not preclude new housing in rural areas.
- 6.13 The proposed dwelling allows for an improved scheme and quality of accommodation, whilst still providing a single storey dwelling suitable for occupation by all. A new-build dwelling would also allow for better energy-efficiency with energy saving measures integrated into the design and construction materials.
- 6.14 Given the rural location and policy support for sustainable rural housing (HDPF Policies 1, 2, 15, and 26), the proposal is considered acceptable in principle, subject to compliance with other policy criteria, including design, environmental protection, and sustainability.

Design and Scale

- 6.15 The proposed dwelling has been sensitively designed to reflect the character of traditional rural buildings in both scale and appearance. The use of timber cladding, barn-style shutters, and a modest single-storey form ensures that the design is appropriate to its countryside setting. The building's proportions and materials are sympathetic to local vernacular, consistent with the guidance in the Billingshurst Parish Design Statement and HDPF Policy

33.

- 6.16 The structure maintains a low profile, which minimises visual intrusion. Its footprint is aligned with that of the buildings it replaces, preserving the spatial character of the area and avoiding encroachment into undeveloped land. The development thus avoids the issues raised in the earlier 2018 scheme, which was refused partly due to siting and scale.
- 6.17 Overall, the scheme achieves a high standard of design appropriate for its rural location, in accordance with HDPF Policies 25, 26, and 33.

Layout

- 6.18 The site layout makes efficient use of the existing developed area, avoiding sprawl or the unjustified extension of residential curtilage into the countryside. The siting of the dwelling on the combined footprint of the agricultural and equestrian buildings ensures the impact on the landscape is minimal.
- 6.19 Private amenity space is well-proportioned and logically arranged to the side and rear of the property. Adequate separation is maintained from neighbouring land uses, and boundary treatments can be enhanced through new planting. Car parking and refuse storage are discreetly located, and the existing access remains unchanged, ensuring minimal disruption to the site and surroundings.
- 6.20 The layout supports inclusive design, with step-free access and single-storey accommodation that is suitable for all ages and abilities. The proposals therefore align with the principles of HDPF Policy 33 and the objectives of the NPPF in delivering accessible and well-designed places.

Water Neutrality

- 6.21 The proposed development achieves water neutrality through the retrofitting of water-saving measures (including flow restrictors) within the applicant's existing dwelling at Rowfold Lodge; and the installation of rainwater harvesting systems for non-potable water uses in the new dwelling.
- 6.22 These measures are confirmed in the submitted Water Neutrality Report. Subject to condition, the proposal meets the requirements for water neutrality and aligns with HDPF Policies 37 and 24, and the environmental objectives of the NPPF.

Biodiversity Net Gain

- 6.23 The proposal will deliver measurable biodiversity net gain (BNG), as evidenced by the

submitted BNG Metric and Preliminary Ecological Assessment. The proposal will achieve a 10.92% increase in habitat units and a 93% increase in hedgerow units.

- 6.24 The removal of hardstanding and equestrian infrastructure will also enable the introduction of soft landscaping and habitat creation, including native tree and hedge planting.
- 6.25 The retained green buffer at the rear of the site will serve as an ecological corridor and can accommodate new hedgerow planting and wildflower seeding. The proposal results in an overall uplift in biodiversity value and is compliant with the Environment Act 2021 and HDPF Policies 25 and 31.

Trees

- 6.26 The development does not necessitate the removal of any existing trees, and no trees within or adjacent to the site are subject to a Tree Preservation Order. There is sufficient space for the planting of new trees within the garden and buffer areas, and this will be secured via condition or landscape scheme. This approach aligns with HDPF Policies 25 and 33, supporting the retention and enhancement of natural features.

7 SUMMARY

- 7.1 This planning application seeks permission for the demolition of existing agricultural and equestrian buildings and the construction of a new single-storey dwelling on land at Rowfold Lodge, Coneyhurst Road, Billingshurst. The proposal is submitted as an alternative to the previously approved Prior Approval scheme (ref. DC/24/0304) and presents an opportunity to deliver a more functional, accessible, and energy-efficient home while reducing the overall built footprint on site.
- 7.2 The principle of residential development on the site has already been established and carries significant weight. Although the site lies outside the defined built-up area, the current shortfall in the Council's housing land supply and the age of the Local Plan mean that the presumption in favour of sustainable development, as set out in paragraph 11 of the National Planning Policy Framework (2024), is applicable.
- 7.3 The proposed dwelling has been carefully designed to reflect traditional rural character while meeting modern sustainability standards. It provides a high-quality, low-profile home that is well integrated into its context. The layout, design, and scale are appropriate for the location and avoid any adverse impact on landscape character or neighbouring uses.
- 7.4 The proposal will also deliver:
- Biodiversity net gain, via habitat creation, native planting, and the enhancement of retained green infrastructure;
 - Environmental sustainability, through energy-efficient construction, renewable energy use (air source heat pump), and enhanced ecological value;
 - Social and economic benefits, by providing a family-sized, accessible home and supporting local construction-related employment and expenditure.
- 7.5 Water neutrality is also achieved through a combination of retrofitting the applicant's existing home and rainwater harvesting in the new dwelling.
- 7.6 In conclusion, the proposed development accords with both the spirit and detail of relevant planning policies and national objectives. It represents a sustainable, well-designed, and site-sensitive alternative to the fallback position, and it is hoped the planning authority will be able to support the application.