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Planning Statement (including Minerals Resource Assessment, Energy Statement and Lighting Assessment)

Lower Perrylands Farm, Dial Post



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Project Name: Lower Perrylands Farm

Location Lower Perrylands Farm, Dial Post, Horsham,
RH13 8NT

Client: Church Barn Group

File Reference: P2040

Issue	Date	Author	Checked	Notes
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1. Introduction

- 1.1. This Planning Statement has been produced by ECE Planning on behalf of **Lower Perrylands Limited** in support of a Full Planning Application for the development of Land West of Dial Post, Lower Perrylands Farm, Horsham ('the Site') to provide 3no. residential dwellings. The description of development for the proposals reads:

Demolition of existing agricultural barns and development of 3no. residential dwellings, with associated car ports, landscaping and parking.

- 1.2. The Site benefits from a Prior Approval under Class Q (ref. DC/24/1087) for the conversion of five agricultural buildings to dwellings, establishing the principle of residential development. Building on this, the current proposal seeks to deliver three high-quality homes through the demolition of the redundant barns, resulting in a net reduction in built floorspace, a more coherent layout, and an enhanced landscape setting.
- 1.3. The scheme has been informed by pre-application engagement with Horsham District Council.
- 1.4. This statement sets out relevant background for determination of the planning application, including a description of development of the Site and its surroundings, the relevant planning history and planning policies, details of the proposed development, and an assessment of relevant planning policies and material considerations.
- 1.5. The proposals have also been informed by the National Planning Policy Framework (December 2024 version), the Planning Practice Guidance, Horsham District Planning Framework (2015) and Horsham Local Plan (2021).

2. The Site

- 2.1. The Site lies to the south-west of the settlement of Dial Post outside of the Built-Up Area Boundary (BUAB), therefore is defined as 'countryside' in planning policy terms.
- 2.2. The site comprises agricultural land, with a farmstead layout with a number of barns and associated structures arranged around a central yard. A Farmhouse is located to the north of the site and to the west and southwest of the site, larger agricultural fields form part of the ownership of the land (located outside of the Red Line Boundary).



Figure 1 - Site Location



Figure 2 - Existing Site Layout

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- 2.3. The site is accessed via a private access track leading west from the A24. This track is approximately 700m in length from the A24 to farm access. This road also serves a number of neighbouring residential properties, including Perryland Place to the east, and five other residential properties to the east and southeast.
- 2.4. The barns are mainly single-storey steel and concrete framed structures with corrugated sheet roofing. In September 2024, Prior Approval was granted under Class Q (ref. DC/24/1087) for the conversion of five of these barns to residential dwellings.
- 2.5. The Site is relatively flat, with a gentle fall from approximately 22m AOD in the south-east to 20m AOD in the north-west. An east–west aligned watercourse crosses the site, accompanied by scrub and low-value vegetation.
- 2.6. The most notable landscape features are two mature oak trees within the Site and a hedgerow along the eastern boundary. Elsewhere, vegetation is dominated by self-seeded saplings, bramble and blackthorn scrub.
- 2.7. Environment Agency flood mapping confirms the Site lies within Flood Zone 1 (lowest risk of flooding), although surface water modelling identifies a potential for localised flooding within the site boundary, adjacent to the watercourse and along the access track to the A24.

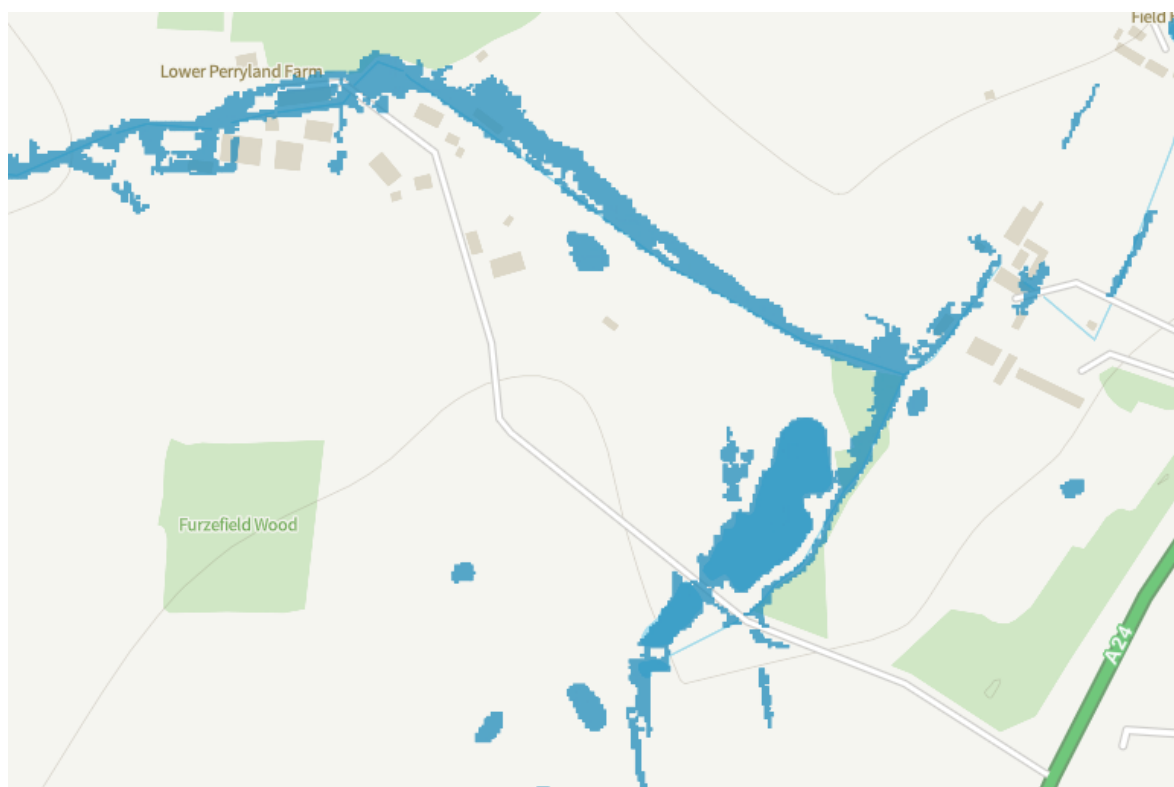


Figure 3 - Surface Water Flood Risk Map

- 2.8. There are no heritage designations affecting the Site and it is not publicly accessible; the nearest public right of way is located over 600 metres to the north. As such, visibility from public viewpoints is very limited, with the derelict barns contributing little to the wider rural landscape character.

3. Planning History

- 3.1. This section sets out the planning history relevant to the determination of this planning application. This includes details of planning applications which have previously been submitted within the locality.
- 3.2. A review of the online Horsham Planning Register had been undertaken and details the following relevant planning history:
- 3.3. **DC/24/1087** - Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses – **Approved 25 September 2024**
- 3.4. The Class Q approval permitted the conversion of five agricultural barns to residential dwellings. Conditions attached to the decision notice included requirements for a full contamination risk assessment (including asbestos), implementation of a site-specific drainage strategy, and the securing of water neutrality through a Regulation 77 application under the Habitats Regulations.
- 3.5. **DISC/25/0205** – Application for Approval of Details Reserved by Condition 1 to approved application DC/24/1087 – **Decision Pending**
- 3.6. **HRA/25/0016** – Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/1087 – **Decision Pending**

Pre-App Advice

- 3.7. **PE/25/0025:** *Demolition of agricultural buildings and development of 3no. family homes (Response Received 27/03/2025).*
- 3.8. In March 2025 a Pre-Application Meeting was held with Horsham Council and written feedback was received on 27 March 2025.
- 3.9. Key details and advice received from the Pre-Application Response include:
 - The report suggests that a realistic and implementable fallback position for the 5-unit scheme must be demonstrated for the proposal of no3. dwellinghouses to be considered. This would require the discharge of Condition 1 and an approved HRA application under Regulation 77.
 - Should a realistic fallback be secured, the proposal for 3 dwellinghouses may be considered an improvement over the conversion of 5 agricultural buildings, subject to the other material planning considerations.
 - The proposed development's location outside the defined built-up area boundary renders it generally inconsistent with Horsham District Planning Framework (HDPF) Policies 3, 4, and 26, which advocate for concentrated development within existing settlements and stricter control in rural areas.
 - Given the Council's current inability to demonstrate a five-year housing land supply (2.9 years at time of meeting), the National Planning Policy Framework's (NPPF) "tilted balance" provision is engaged. This suggests that permission should be granted unless significant and demonstrable adverse impacts outweigh the benefits.

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- Although the proposed dwellings exhibit good design quality, further revisions are recommended to reduce their "suburban" appearance and better integrate them with the rural context. This may involve design adjustments such as exploring smaller windows, reducing ridge heights, and incorporating more extensive soft landscaping.

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4. The Proposal

- 4.1. Full planning permission is sought for the demolition of the existing agricultural barns and the construction of 3no. detached residential dwellings, together with associated car ports, access, parking and landscaping.
- 4.2. The three dwellings (Units 1–3) are arranged within the area currently occupied by the barns, following a similar footprint and orientation around a central shared space. The proposal includes the removal of all existing barns, silo and associated structures.
- 4.3. Each dwelling is a two-storey four-bedroom property, providing family-sized accommodation. Internal layouts include open-plan kitchen/dining/living areas, utility rooms and studies at ground floor level, with bedrooms and bathrooms at first floor.



Figure 4 - Proposed Site Layout

- 4.4. External materials comprise timber cladding in natural tones, oak-framed elements, clay-tiled pitched roofs, and timber-framed windows and soffits. The material palette reflects the agricultural setting and is consistent across all three dwellings.

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- 4.5. Landscaping forms an integral part of the proposals. Plot boundaries are defined by a combination of new timber rail fencing and hedgerow planting. Two mature oak trees and the species-rich hedgerow on the eastern boundary will be retained. Additional landscape enhancements include native planting, wildflower meadows, and informal grassed areas. The existing watercourse that runs east–west through the site will be retained, with works to enhance its setting.
- 4.6. Vehicular access will continue to be taken from the private track off the A24. Each dwelling will be served by a double car port and additional driveway parking, with permeable surfacing used for all hardstanding areas. Secure cycle and bin storage will also be provided within each plot.
- 4.7. In quantitative terms, the existing barns to be demolished have a combined footprint of 1,420.25 sqm, while the proposed dwellings and car ports together have a footprint of 985.41 sqm, representing a significant reduction in built form across the Site.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use the land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material consideration indicate otherwise. In this case the Development Plan for the area, comprises of the following:

Horsham District Planning Framework (2015)

Shipley Parish Neighbourhood Plan (2021)

- 5.1.2. The National Planning Policy Framework (The Framework), the National Planning Practice Guidance (NPPG) and Supplementary Planning Guidance are material considerations, together with local guidance documents.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF, most recently amended in December 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 5.2.2. The following extracts of the NPPF are considered most relevant in the determination of this application. The below are not explored in detail within this Statement but have been fully reviewed in preparation of this application.

Chapter 2 (Achieving Sustainable Development)

Chapter 5 (Delivering a Sufficient Supply of Homes)

Chapter 11 (Making Effective use of Land)

Chapter 12 (Achieving well-designed and beautiful places)

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

Chapter 15 (Conserving and enhancing the natural environment)

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The PPG supplements the overarching objectives of the National Planning Policy Framework. The guidance provided by the PPG has been fully considered in the creation of the application and the proposed plans are seen to be fully compliant with it.

5.4. Strategic Planning Policy – Horsham District Planning Framework (2015)

- 5.4.1. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and is the overarching planning document for Horsham District outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007.

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- 5.4.2. Although the HDPF is out of date by reason of it being over 5 years old, the following policies are considered to be relevant to the application and have been given full consideration in the preparation of this application.

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 24 - Strategic Policy: Environmental Protection

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

Policy 26 - Strategic Policy: Countryside Protection

5.5. Withdrawn Horsham District Local Plan 2023 – 2040 (Regulation 19 Version)

- 5.5.1. As the Horsham District Planning Framework is now out of date, the Council has commenced work on a Review of the Local Plan. The Draft Horsham Local Plan will set out new development allocations, and policies for infrastructure, community facilities, design and heritage to guide development from 2023-2040.
- 5.5.2. The Regulation 19 Local Plan has been published for a six week period of representation from 19 January 2024 to 1 March 2024. The Regulation 19 Local Plan has since been formally submitted to the Planning Inspectorate on 26 July 2024 and the examination hearings commenced in December 2024.
- 5.5.3. At the time of writing this Statement, the Local Plan hearings have been cancelled by the Inspector due to '*significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas*'.
- 5.5.4. On 7 April 2025, a Letter was published by the Inspector which recommended to Horsham that the Local Plan should be withdrawn from examination and a new Local Plan should be prepared.
- 5.5.5. A report from Horsham District Council (presented to committee on 23rd July and to be presented to cabinet in September) recommended withdrawal of the local plan. As such, it is not considered to hold any weight in the determination of this application.

5.6. Supplementary Planning Guidance – Shipley Parish Neighbourhood Plan (2021)

- 5.6.1. The Shipley Parish Neighbourhood Plan (SPNP) was formally adopted by Shipley Parish Council on 24 June 2021, following a successful referendum on 6 May 2021 with 84.50% of the votes cast in support of the Plan.
- 5.6.2. The Neighbourhood Plan sets out a series of planning policies that will be used to determine planning applications in the area during the period to 2031. The main policies of relevance within the Shipley Parish Neighbourhood Plan are as follows:

Policy Ship HD1: New housing development

Policy Ship HD3: High quality design

Policy Ship TT1: Active travel

5.7. Five Year Housing Land Supply

- 5.7.1. In a recent appeal within Horsham District (ref. APP/Z3825/W/24/3355546), it was noted by the inspector and agreed by the Council that, as of June 2025, Horsham's current housing land supply stands at 1 year. Furthermore, the most recent Authority Monitoring Report (2023-24) notes only 452 net completions that year, as compared to the identified need of 1,357 per year. This equates to meeting only 33.3% of demand.
- 5.7.2. As Horsham cannot demonstrate a 5-year Housing Land Supply, the local plan is considered out of date and the presumption in favour of sustainable development is triggered, as set out in Paragraph 11(d)(ii) of the NPPF.

5.8. Facilitating Appropriate Development (FAD)

- 5.8.1. In light of the Council's inability to demonstrate a five-year supply of deliverable housing sites, Horsham District Council adopted the *Facilitating Appropriate Development (FAD)* guidance in October 2022. The FAD provides criteria for assessing housing schemes outside of defined Built-Up Area Boundaries where they can be shown to deliver sustainable, well-designed development in appropriate locations. While the FAD is not formal policy, it remains a material consideration in the determination of planning applications.
- 5.8.2. More recently, the Council has published the *Shaping Development in Horsham District Planning Advice Note* (2024), which provides updated guidance in response to the continuing shortfall in housing delivery. This note sets out a more flexible approach to housing proposals, recognising that in the absence of a five-year supply, development beyond settlement boundaries may be appropriate where it can demonstrate clear benefits and alignment with the principles of sustainable development.
- 5.8.3. Taken together, both the FAD and Shaping Development note provide an important material context for assessing this application. They support the delivery of additional housing in suitable rural locations where it can be shown to respect local character, contribute positively to landscape and biodiversity, and provide a meaningful contribution towards addressing the district's acute housing need.

5.9. Written Ministerial Statement (Building the Homes we Need)

- 5.9.1. The provision of housing on this land should not be underestimated. It is clear from the Government that there is a significant drive to deliver homes, as encouraged in the most recent Written Ministerial Statement (WMS) dated 30 July 2024.
- 5.9.2. As set out in the WMS, the Government are looking to build circa 1.5 million homes across the next five years to deal with the housing crisis. To achieve this, the Government are looking to restore and raise housing targets, build in the right places, move to strategic planning, deliver more affordable homes, build infrastructure to grow the economy and support local planning.
- 5.9.3. The redevelopment of the Land will align with the Government's targets and will make a valuable contribution towards local need and more widely, the 1.5 million homes target.

6. Planning Appraisal

6.1. Introduction

- 6.1.1. This part of the statement details how the proposed development complies with the policies set out within the Development Plan.

6.2. Principle of Development

- 6.2.1. The Site is located outside the defined Built-Up Area Boundary (BUAB) and is therefore designated as countryside for planning purposes. In principle, new residential development in such locations is restricted by Policies 3, 4 and 26 of the Horsham District Planning Framework (HDPF).
- 6.2.2. Notwithstanding this policy position, the Council cannot currently demonstrate a five-year housing land supply. In a recent appeal (APP/Z3825/W/24/3355546), the Inspector and the Council agreed that as of June 2025 Horsham's supply stands at only 1 year.
- 6.2.3. As the Council is unable to demonstrate a five-year supply, relevant policies of the HDPF are considered out of date, and the presumption in favour of sustainable development is engaged in accordance with Paragraph 11(d)(ii) of the NPPF. This applies to the Site, provided that no significant adverse impacts would demonstrably outweigh the benefits of delivering three new homes.
- 6.2.4. Furthermore, the Site benefits from a Class Q Prior Approval (ref. DC/24/1087) granted in September 2024 for the conversion of five barns to dwellings. Class Q approvals reflect national policy support for the re-use of agricultural buildings as dwellings, recognising that such conversions can make a valuable contribution to housing supply whilst reducing pressure on greenfield land. This establishes the principle of residential development at the Site and is considered a 'fallback position' for this application.
- 6.2.5. In HDC's Pre-Application advice (ref. PE/25/0025), Officer's accepted this fallback in principle, subject to the discharge of Condition 1 and the submission of a Habitats Regulations Assessment (Regulation 77) to secure water neutrality. This would demonstrate that the Class Q consent is realistically capable of implementation.
- 6.2.6. Applications DISC/25/0205 (discharge of Condition 1) and HRA/25/0016 (Habitats Regulations Assessment for water neutrality) have been submitted and are currently pending determination. Once approved, these will confirm that the Class Q scheme is fully implementable, thereby ensuring the fallback carries substantial weight in the planning balance.
- 6.2.7. In addition, the Site is previously developed, brownfield land, occupied by agricultural buildings. The proposal will deliver the comprehensive redevelopment and repurposing of the Site for residential use, in line with Paragraphs 120 and 123 of the NPPF which encourage the effective use of brownfield land and the optimisation of land for housing delivery.
- 6.2.8. The current proposal seeks full permission for 3no. dwellings, reducing the number of units compared with the Class Q scheme but delivering larger family-sized homes within a rationalised layout. The redevelopment would also secure the removal of all unsightly barns and associated structures, providing a consolidated and more appropriate form of development.
- 6.2.9. Taking these factors together, including the acute housing land supply shortfall, the clear and now implementable Class Q fallback position, the Council's acknowledgement of that fallback, and the redevelopment of a vacant brownfield site, the principle of residential development on this Site is considered acceptable.

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6.3. Affordable Housing

- 6.3.1. The development falls below the threshold for “major development” under the NPPF and therefore does not trigger a requirement for affordable housing provision. This was confirmed in pre-application advice from Horsham District Council.

6.4. Landscape and Visual Assessment

- 6.4.1. As detailed above, the application site is located within land designated ‘countryside’ and forms part of the Broad Clay Vale Farmlands (Character Area J2: Broadford Bridge to Billingshurst Farmlands) as designated within the Horsham District Landscape Character Assessment. This area is characterised by flat to gently undulating farmland, hedgerows, and scattered woodland.
- 6.4.2. During pre-application discussions, HDC Officer’s advised that views into the Site would need to be considered and emphasised that any replacement dwellings should reflect the agricultural character of the area. They also noted that the removal of the existing barns could represent a visual improvement, subject to securing the Class Q fallback.
- 6.4.3. A Landscape Visual Assessment supports this application, and outlines that the site is well-contained and not visible from the wider landscape until accessed directly from the private farm track. There are no public rights of way crossing the land, and the nearest bridleway is over 600m away. As such, there are no meaningful public views into the site, and the landscape impact is limited to the immediate setting.
- 6.4.4. The proposals seek to retain key natural features, including mature oak trees and the eastern hedgerow, while removing existing barns and introducing new planting, meadow grassland, and enhanced boundary treatments. On this basis, the development can be accommodated without harm to the wider landscape or visual amenity.
- 6.4.5. The scheme therefore accords with HDPF Policies 25, 26, and 31. Please refer to the supporting Landscape Visual Appraisal and Landscape Design Strategy for further information.

6.5. Design, Form and Appearance

- 6.5.1. The design approach has been developed to ensure the proposals respect the agricultural context of the Site, while making efficient use of previously developed land. In policy terms, the scheme has been assessed against HDPF Policies 32 and 33 as well as Shipley Neighbourhood Plan Policy 5 and 6, which together require development to reinforce local distinctiveness, deliver high quality design, and integrate sensitively with the rural setting.
- 6.5.2. At pre-app stage, Officers advised that the scheme should move away from a suburban layout and appearance, with specific concerns raised regarding the cul-de-sac arrangement, extent of glazing, ridge heights, and limited soft landscaping. It was emphasised that the new dwellings should take cues from the agricultural character of the area, both in form and materiality.
- 6.5.3. The design has been refined in direct response to this feedback. The three dwellings are arranged in a farmstead-style grouping, creating a loose courtyard form that reflects the traditional arrangement of rural buildings. The scale has been moderated, ridge heights reduced, and glazing rationalised to avoid a domestic suburban appearance. The dwellings are now designed with simple, agricultural-inspired forms, punctuated by appropriately sized openings and respond to the existing Farmhouse to the north of the site.

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- 6.5.4. Materials have been carefully selected to reinforce this rural character, with a mix of timber cladding, brickwork, clay tiles, and slate roofing, referencing the local Sussex vernacular. These materials ensure the dwellings sit comfortably within the landscape and provide a coherent palette that relates to surrounding development.
- 6.5.5. The landscape strategy further integrates the scheme with its surroundings, incorporating native planting, hedgerow reinstatement, and meadow grassland to soften boundaries and enhance biodiversity. This responds to both local policy requirements and pre-application advice to deliver stronger soft landscaping to the front of the plots.
- 6.5.6. Taken together, the design revisions demonstrate that the proposals respond positively to both national and local policy, address the pre-application advice received, and will deliver a high quality, context-appropriate scheme that enhances the character and appearance of the Site. Further detail is set out in the submitted Design and Access Statement.

6.6. Highways and Access

- 6.6.1. The Site is accessed via the established private driveway from the A24, which also serves the existing farmhouse and neighbouring dwellings. The suitability of this access was considered by West Sussex County Council Highways in relation to the Class Q Prior Approval.
- 6.6.2. In their consultation response, the Local Highway Authority recognised that the historic agricultural use of the Site would have generated vehicle movements by HGVs and tractors/trailers, and concluded that residential use for five dwellings would result in a reduced level of traffic, with no highway safety or capacity concerns. On this basis, the LHA raised no objection to the access arrangements.
- 6.6.3. The current proposal reduces the number of dwellings to three, thereby further reducing traffic generation compared with the approved Class Q scheme. Accordingly, the development can be accommodated without adverse impact on the local highway network.
- 6.6.4. Parking provision exceeds the minimum standards required by Horsham District Parking Standards (2019), with dedicated cycle storage also provided. The scheme therefore complies with HDPF Policy 40 and 41.
- 6.6.5. It is therefore concluded that the proposals make appropriate use of the existing access, will not result in highway safety or capacity issues, and provide policy-compliant car and cycle parking.

6.7. Flood Risk and Drainage

- 6.7.1. The Site lies within Flood Zone 1, where the risk of fluvial flooding is low. However, the Environment Agency's surface water flood maps show areas of surface water risk both within parts of the Site and along the access track.
- 6.7.2. The proposed layout has been carefully designed to respond to these constraints. All new dwellings are located outside of the mapped surface water risk areas, ensuring that habitable accommodation is not affected. Only car ports and parking spaces fall within the affected zones, which are categorised as a low-vulnerability use and are appropriate in this location.

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- 6.7.3. The submitted Flood Risk Assessment and Drainage Strategy (August 2025) confirms that surface water issues already affect the existing access track, which currently accommodates traffic associated with both neighbouring residential properties and the agricultural use. In assessing the Class Q Prior Approval, WSCC Highways noted that the agricultural use would have generated more intensive vehicle movements, including HGVs and tractors, and that residential use for five dwellings would represent an improvement. On this basis, the Local Highway Authority raised no objection. In the unlikely event that surface water flooding does occur, the current proposal for three dwellings would further reduce vehicle movements compared with both the agricultural baseline and the approved five-dwelling scheme, thereby lowering the potential risk to occupiers. When combined with the proposed drainage improvements across the Site, the development represents a clear betterment compared with the existing baseline position.
- 6.7.4. A site-wide drainage strategy has been prepared, adopting sustainable drainage principles to attenuate and manage surface water runoff. This ensures flood risk will not be increased on- or off-site and provides resilience to future rainfall events.
- 6.7.5. The proposals therefore comply with NPPF Section 14 and HDPF Policy 38. Full technical details are set out in the submitted FRA/Drainage Strategy.

6.8. Residential Amenity

- 6.8.1. Policy 33 of the Horsham District Planning Framework requires development to ensure that the amenities of nearby residents are safeguarded, with particular regard to privacy, outlook, daylight, and noise. Similarly, Policy SNDP4 of the Shipley Neighbourhood Plan seeks to ensure that new development is compatible with the rural character of the parish and does not cause harm to the amenity of existing or future occupiers.
- 6.8.2. The Site is well separated from neighbouring dwellings by existing boundary treatments and mature vegetation. Particular regard has been given to the relationship with Perrylands Place to the east. The separation distances, retention of boundary vegetation, and proposed new planting ensure there will be no unacceptable impacts in terms of privacy or outlook.
- 6.8.3. Within the Site itself, the proposed dwellings are arranged with generous spacing and landscaped boundaries to ensure a high standard of privacy, outlook, and amenity for future occupiers.
- 6.8.4. On this basis, the scheme is considered acceptable with respect to residential amenity and accords with HDPF Policy 33 and the Shipley Neighbourhood Plan.

6.9. Ecology and Biodiversity

- 6.9.1. 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.
- 6.9.2. An Ecological Impact Assessment has been submitted in support of the application which details the extent of ecology on site and appropriate mitigation measures to ensure on site ecology is appropriately managed. The Report considers potential effects on protected species, including Great Crested Newts, given the site's proximity to ponds and watercourses. No significant constraints were identified, and appropriate mitigation measures are incorporated into the proposals. Please refer to the supporting Ecological Impact Assessment for further details.

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6.9.3. In addition, a Biodiversity Net Gain Assessment supports the application which details that the required 10% Biodiversity Net Gain can be appropriately achieved through on-site and off-site as required by the Environment Act. The scheme will also deliver improvements to the existing watercourse running through the site, enhancing habitat quality and ecological connectivity.

6.9.4. On this basis, the proposed development is in accordance with required policy and the Shaping Development in Horsham District Advisory Note in terms of ecology and biodiversity. Please refer to the supporting Ecological Impact Assessment and BNG Assessment for further information.

6.10. Arboriculture

6.10.1. Policies 26 and 31 of the Horsham District Planning Framework emphasise the importance of protecting trees and hedgerows for their role in landscape character and ecology.

6.10.2. This application is accompanied by an Arboricultural Impact Assessment. The report confirms that the scheme retains the most important arboricultural features on the Site, notably the mature oak trees and the established hedgerow along the eastern boundary.

6.10.3. A small number of low-quality trees and minor hedgerow sections will be removed to facilitate development, but these losses are limited and will be offset by new planting and landscape enhancements as part of the scheme. The report concludes that overall impacts are low, and that construction can be undertaken in full accordance with best practice and legislation.

6.10.4. On this basis, the proposals are considered acceptable with respect to arboricultural impact and accord with HDPF Policies 26 and 31.

6.11. Water Neutrality

6.11.1. The Site falls within the Sussex North Water Supply Zone (SNWSZ), where Natural England advises that all new development must demonstrate water neutrality to avoid adverse effects on the Arun Valley SAC, SPA, and Ramsar sites.

6.11.2. A Water Neutrality Statement accompanies this application. The Statement confirms that, while the proposed three four-bedroom dwellings will generate additional water demand compared with the agricultural baseline, the development incorporates water-efficient fixtures and fittings to achieve consumption of 84.45 litres per person per day in line with Building Regulations Part G best practice.

6.11.3. To address the small residual increase in water demand, off-site credits have been purchased through Nicholls, linked to the South Lodge Hotel offsetting scheme. This provides sufficient certainty and ensures that the scheme will achieve water neutrality once implemented.

6.11.4. Importantly, a parallel HRA Regulation 77 application has already been submitted to secure water neutrality for the approved Class Q fallback scheme (5 dwellings, DC/24/1087) using the same offsetting solution. This application for 3 dwellings represents a reduction in demand, and the credits secured are more than adequate to cover the revised scheme.

6.11.5. On this basis, the development is compliant with the requirements of the Habitats Regulations, the Natural England Position Statement (2021), and HDPF Policy 37, which seeks to ensure water efficiency and environmental protection.

6.12. Ground Contamination

6.12.1. The Site's historic use as a working farm gives rise to the potential for contamination from agricultural activities, such as the storage and use of fuels, oils, and chemicals. This matter was addressed

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through Condition 1 of the Class Q Prior Approval (ref. DC/24/1087), which required a site investigation and, where necessary, a remediation scheme to be agreed and implemented.

- 6.12.2. An application to discharge this condition (ref. DISC/25/0205) has been submitted to Horsham District Council and is currently pending determination. This application includes Phase 1, Phase 2 and Phase 3 reports, including a remediation strategy.
- 6.12.3. These detailed Site Investigation Reports and associated documentation, have been resubmitted in support of this full planning application to ensure consistency between the Class Q fallback and the current proposals.
- 6.12.4. Any necessary remediation measures will be carried out in accordance with the approved scheme, and a verification report will be provided to the Council to demonstrate completion prior to occupation.
- 6.12.5. On this basis, the proposed development is consistent with the requirements of HDPF Policy 24, which seeks to ensure that land contamination is appropriately investigated and remediated to safeguard human health and the environment.

6.13. Energy Statement

- 6.13.1. Policies 36 and 37 of the Horsham District Planning Framework require new development to demonstrate how energy demand will be reduced and met through efficient, low-carbon measures, following the recognised energy hierarchy.
- 6.13.2. The proposals adopt a fabric-first approach with enhanced levels of thermal insulation, high-performance glazing, and airtight construction, ensuring that the dwellings will exceed the requirements of Building Regulations Part L. The design also maximises passive solar gain to habitable spaces through south-facing orientation, further reducing reliance on artificial heating and lighting.
- 6.13.3. In addition, the development incorporates measures that support the transition to a low-carbon future, including the provision of electric vehicle charging points and infrastructure capable of accommodating renewable technologies, such as future solar photovoltaic panels. Materials have been carefully specified to ensure durability and environmental performance, thereby minimising lifecycle impacts.
- 6.13.4. On this basis, the scheme accords with the Horsham energy hierarchy by prioritising demand reduction before enabling low-carbon supply, and is fully consistent with the objectives of HDPF Policies 36 and 37.

6.14. Lighting Assessment

- 6.14.1. The proposed roads within the development will not be adopted by the Highways Authority. As such, the proposed lighting strategy for the development will be low level bollard lighting. This will be designed to minimise light pollution. Lighting to individual plots will be low level designed to minimise light spillage and protect ecology and amenity.

6.15. Minerals Resource Assessment

- 6.15.1. Within the HDPF, supporting text for Policy 2 (Sustainable Development) outlines that proposals should have regard to the defined County Minerals Safeguarding Area and Minerals Consultation Area guidance and policy prepared by West Sussex County Council. The site falls within Brick Clay Minerals Consultation Zone of the West Sussex Joint Minerals Local Plan (2018) and the associated Safeguarding Guidance.

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6.15.2. Policy M9 of the Joint Minerals Local Plan states:

Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:

(i) Mineral sterilisation will not occur; or

(ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or

(iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

6.15.3. Under criterion i) while the site lies within a Mineral Safeguarding Area in relation to Brick Clay, given the size and nature of the site, any sterilisation of the mineral is not considered to have a likely significant effect on its availability across the County. In this respect the loss of the site on wider Brick Clay supplies would be inconsequential.

6.15.4. On this basis, the delivery of residential development would also carry great weight in the decision-making process when considered against Policy M9 of the Minerals Local Plan.

6.15.5. In mineral extraction terms the scheme is considered acceptable.

7. Conclusions

- 7.1. This Planning Statement has demonstrated that the proposed redevelopment of Lower Perrylands Farm to provide three family dwellings represents an appropriate and sustainable form of development. The scheme makes effective use of previously developed land, removes a cluster of unsightly barns, and introduces high-quality new homes that respect the rural character of the area.
- 7.2. The site benefits from a clear fallback position established by the Class Q Prior Approval (ref. DC/24/1087) for five dwellings. Applications to discharge Condition 1 and secure water neutrality under Regulation 77 have been submitted and are pending determination, ensuring that the fallback is realistically capable of implementation and carries full material weight.
- 7.3. The Council cannot demonstrate a five-year housing land supply, with supply currently assessed at only one year. In accordance with Paragraph 11(d)(ii) of the NPPF, the presumption in favour of sustainable development is therefore engaged. The delivery of three new dwellings will make a meaningful contribution to meeting local housing need and aligns with the objectives of national and local policy to boost housing delivery.
- 7.4. The proposals have been informed by pre-application discussions with Horsham District Council. The scheme responds positively to officer feedback by reducing unit numbers, adopting a farmstead-inspired design approach, retaining key natural features, and ensuring that visual impacts are minimised. The relationship with neighbouring properties, including Perrylands Place, has been carefully considered, while technical matters such as ecology, drainage, access, arboriculture, and water neutrality have been robustly addressed.
- 7.5. Overall, the proposed development will secure environmental improvements through the removal of barns, enhancement of the site's landscape setting, and improvements to biodiversity, while delivering much-needed family housing in a highly sustainable location. There are no adverse impacts that would significantly and demonstrably outweigh the benefits, and the scheme accords with the NPPF, the Horsham District Planning Framework, and the Shipley Neighbourhood Plan.
- 7.6. It is therefore respectfully requested that planning permission be granted.