

# **ECE Planning**

## **Planning Statement and Design & Access Statement**

**Wineham Place, The Lodge**

**November 2025**



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Project Name: Wineham Lodge

Location Wineham Place, The Lodge Wineham Lane  
Wineham West Sussex, BN5 9AY

Client: Mr James Nugent

File Reference: P2297

Issue	Date	Author	Checked	Notes
PL1	16.09.2025	R Hoad	C Barker	Initial Draft
PL2	10.11.2025	R Hoad	C Barker	Client Issue
PL3	13.11.2025	R Hoad	C Barker	Planning Issue

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## 1. Introduction

- 1.1. This Planning Statement and Design & Access Statement has been produced by ECE Planning on behalf of **Mr James Nugent** in support of an application for Full Planning Permission for development at Wineham Place, The Lodge. The description of the proposal reads:

*“Replacement self-build dwelling and conversion of the existing Lodge into a garage and workshop.”*

- 1.2. This application follows a previously refused application on the land under reference DC/25/0117. The application was refused for the following two reasons:

1. *“The proposed replacement dwelling, by virtue of its full two-storey scale, increased massing, represents a significant departure from the approved scheme under DC/20/0079, which comprised a modest, one-and-a-half storey chalet-style dwelling considered proportionate to the original bungalow. The revised design results in a building that is substantially larger than the existing dwelling and introduces an incongruous and dominant form that is not characteristic of the surrounding rural locality. The proposal therefore represents a disproportionate replacement that fails to respect the character and scale of the original building and immediate countryside setting, contrary to the requirements of Policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and the NPPF.*
2. *The proposed development lies in close proximity to a number of mature trees that make a significant contribution to the rural character of the site and the approach along Wineham Lane. No Arboricultural Impact Assessment or Tree Survey, including Root Protection Area (RPA) plans, has been submitted in support of the application. In the absence of this information, it has not been demonstrated that the proposal could be undertaken without resulting in harm to existing trees either through direct impact or through encroachment into RPAs during construction or landscaping works. The lack of this detail conflicts with Policies 25 and 33 of the Horsham District Planning Framework (2015) and the NPPF.”*

- 1.3. Since receiving the refused decision notice, the Applicant has been in contact with Horsham District Council (HDC) in relation to submitting a revised scheme to address the reasons for refusal. As discussed in further detail later within this Statement, informal feedback from HDC indicates that Officers are of a view that it would be possible for an alternative design to be considered acceptable and that a *“sensitively designed two-storey dwelling, with appropriate massing and rural character, could still be considered”*. As such, this amended scheme has been submitted to address the reasons for refusal, and provide an appropriately designed dwelling.

- 1.4. In addition to the above, this Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the planning history, the relevant planning policy, details of the proposed development and an assessment of relevant planning conditions.

- 1.5. The proposals have also been informed by the National Planning Policy Framework, the Planning Practice Guidance, and local planning policy.

- 1.6. This Planning Application should be considered with full regard to the following suite of supporting documents, drawings, and plans:

- **Planning Application Forms and CIL Forms**

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- **Planning Statement and Design & Access Statement**
- **Tree Survey, Arboricultural Impact Assessment and preliminary Tree Protection Plan**
- **Preliminary Ecological Appraisal and NatureSpace Great Crested Newt District Licensing Scheme**

## 2. The Site

- 2.1. The site is located to the west of Wineham Lane and to the north of Kent Street, in Wineham. In total the site area is approximately 0.35ha as illustrated in the below Plan. The remainder of the land is within this Applicant's ownership, and highlighted in blue accordingly.

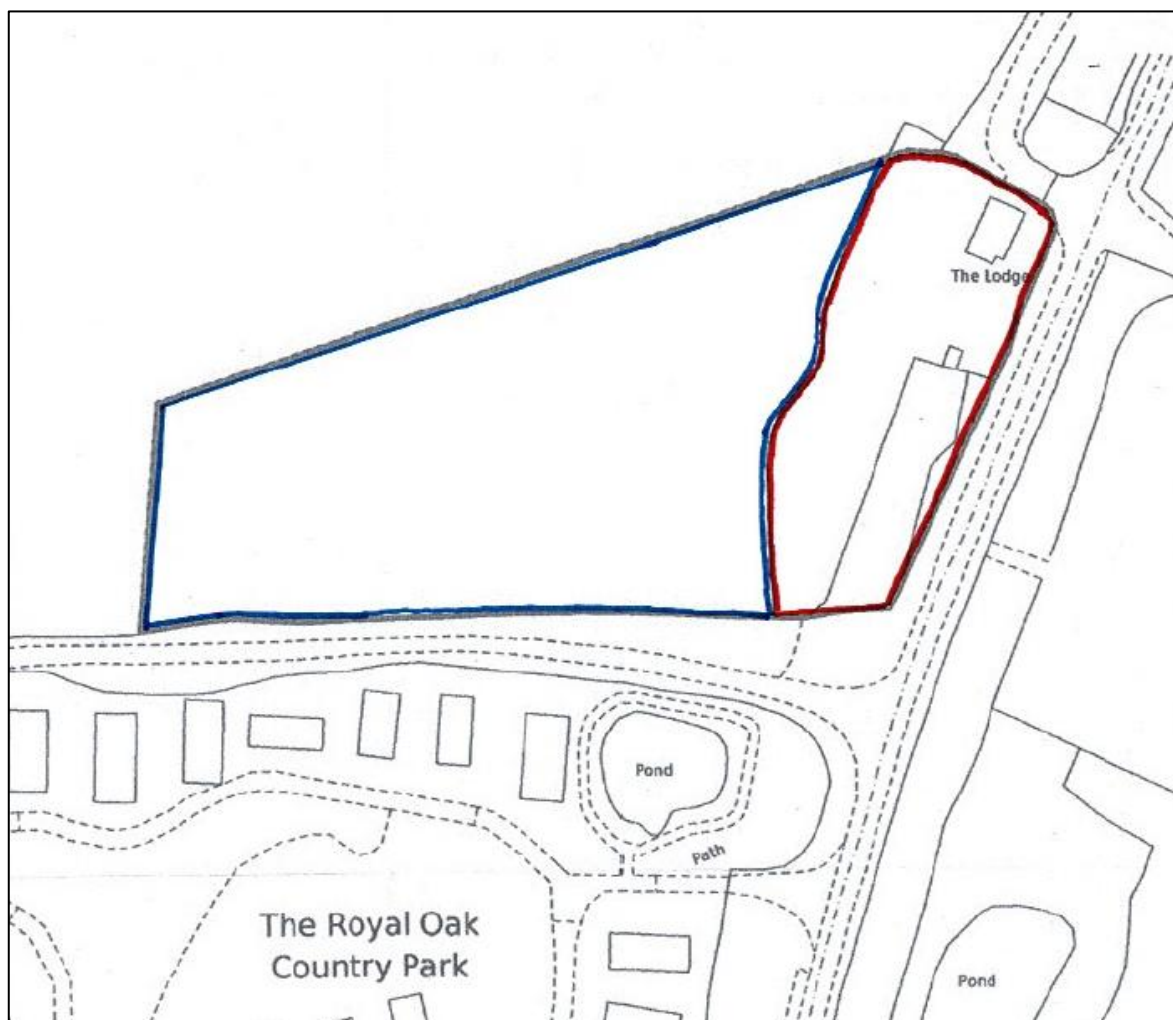


Figure 1 - Location Plan

- 2.2. The site comprises an existing detached bungalow, known as The Lodge. The existing dwelling benefits from vehicular access from Kent Street and also Wineham Lane. The site benefits from extensive screening along Wineham Lane, including several mature trees.
- 2.3. Horsham's Proposals Maps have been reviewed and reveal that the site sits outside of an established built up area boundary and therefore, by definition, is within the countryside. The site is otherwise not restricted by any landscape or heritage designations.
- 2.4. The Government's Flood Maps for Planning have also been reviewed and reveal that the site is situated in Flood Zone 1 which means it has the lowest probability of flooding. Refer to Figure below.

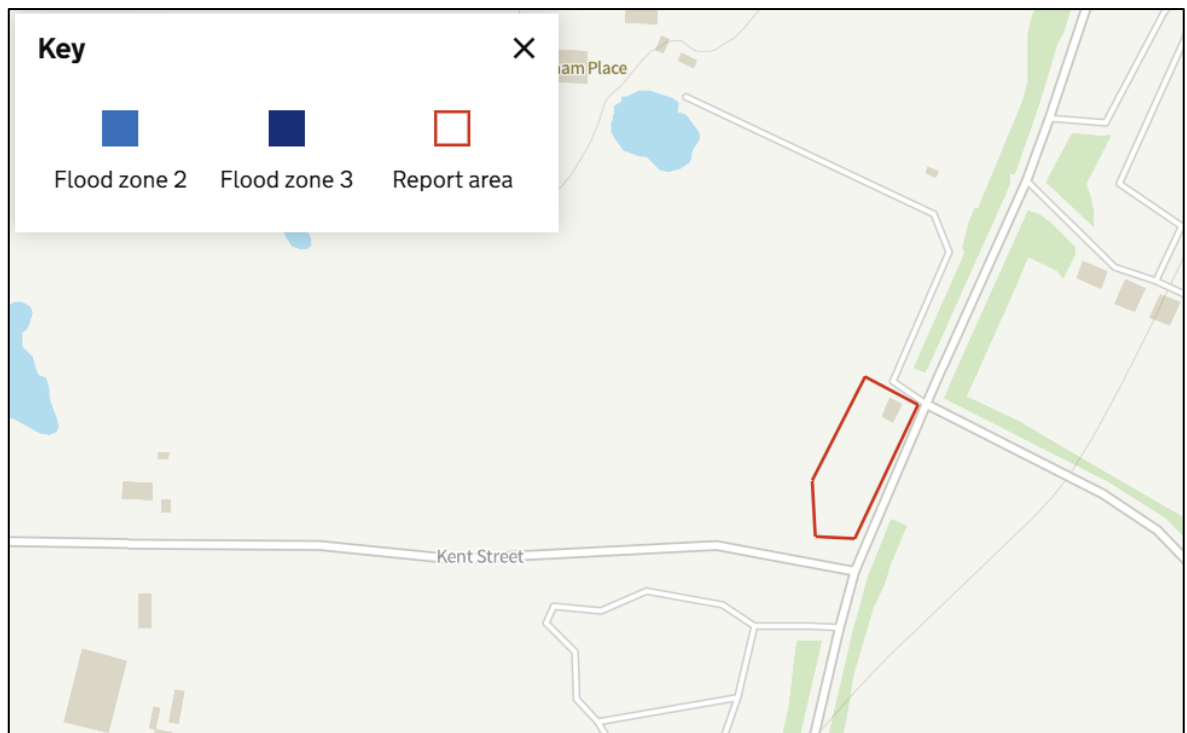


Figure 2 - Government Flood Maps for Planning

- 2.5. In terms of surface water flooding, the Government's mapping system reveals that the site is not at risk of surface water flooding, as illustrated below.

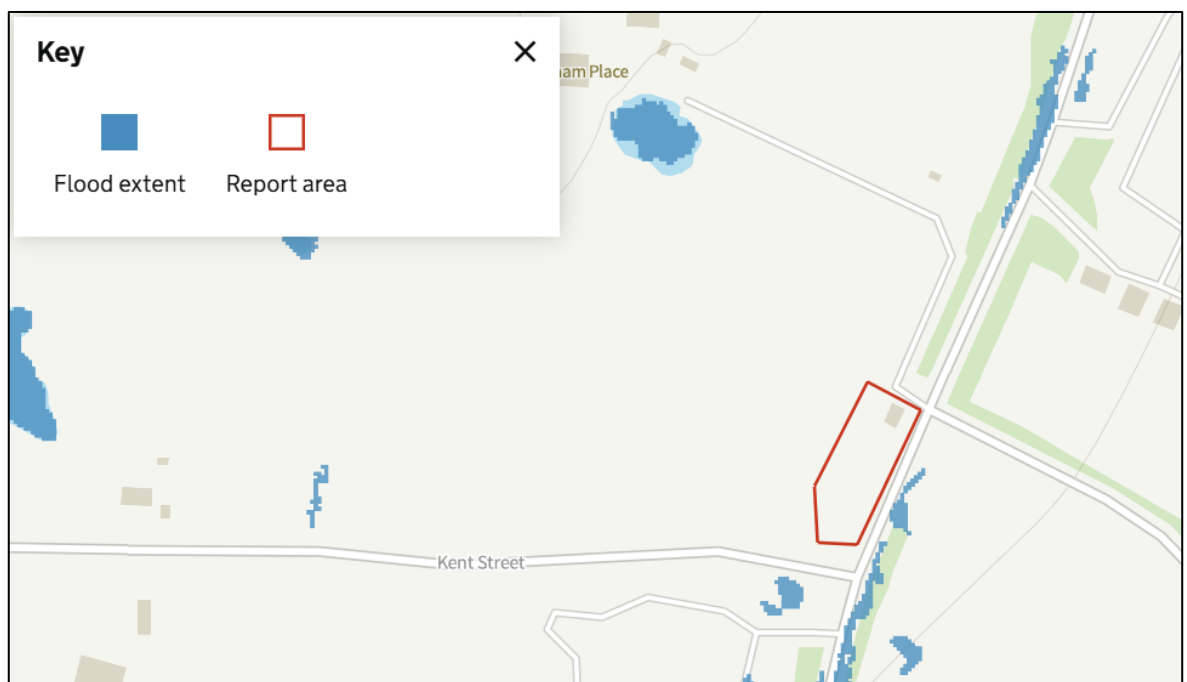


Figure 3 - Government Flood Maps for Planning - Surface Water Drainage



## 3. Planning History

3.1. A review of the Horsham District Council online register reveal the following relevant planning history pertaining to the site.

### 3.2. The Site's Planning History

3.3. **Reference DC/20/0079. Demolition of existing lodge and erection of a two storey dwelling with car port and associated parking. Approved 24 March 2020.**

3.4. The above application received consent for a chalet-style two storey dwelling in an 'L' shape on the land replacing the existing lodge. The application also received consent for a high pitched car port as illustrated below.



Figure 4 - Approved North Elevation for Application Reference DC/20/0079

3.5. The approved Site Plan can be seen below.

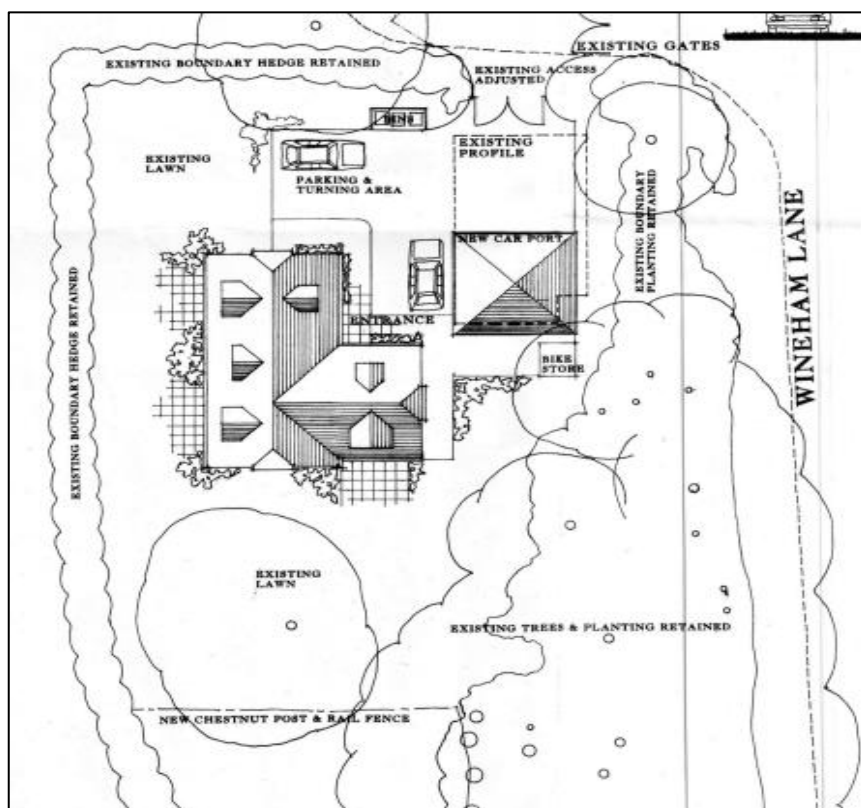
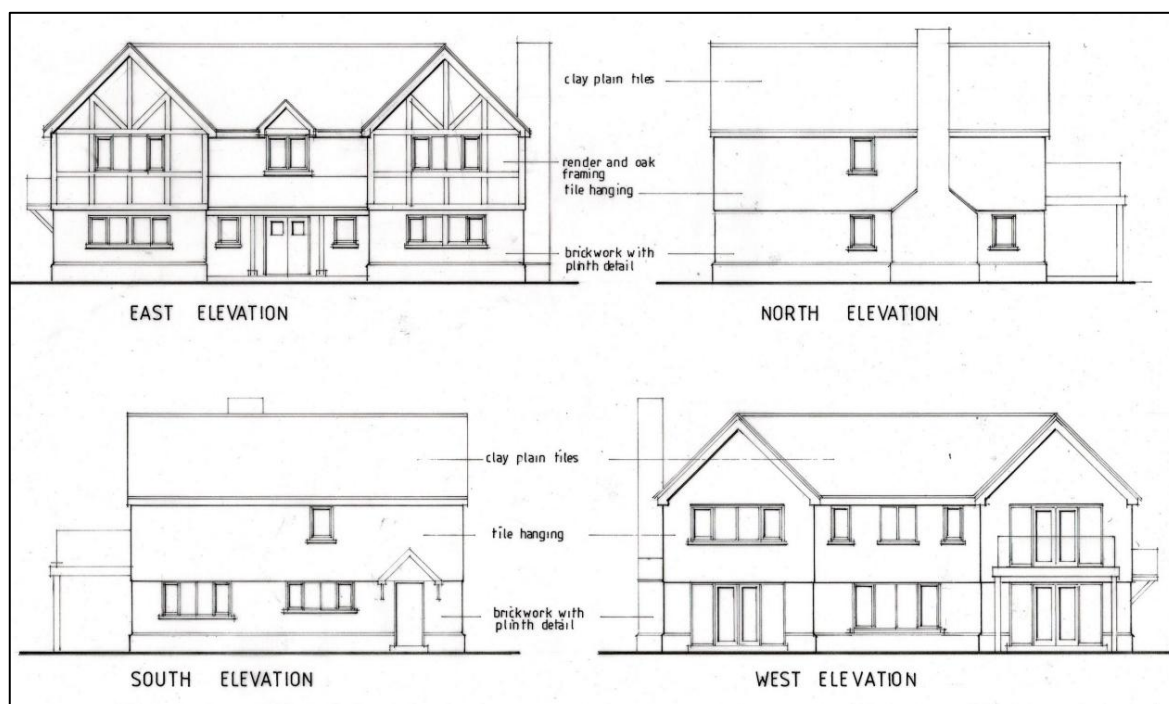


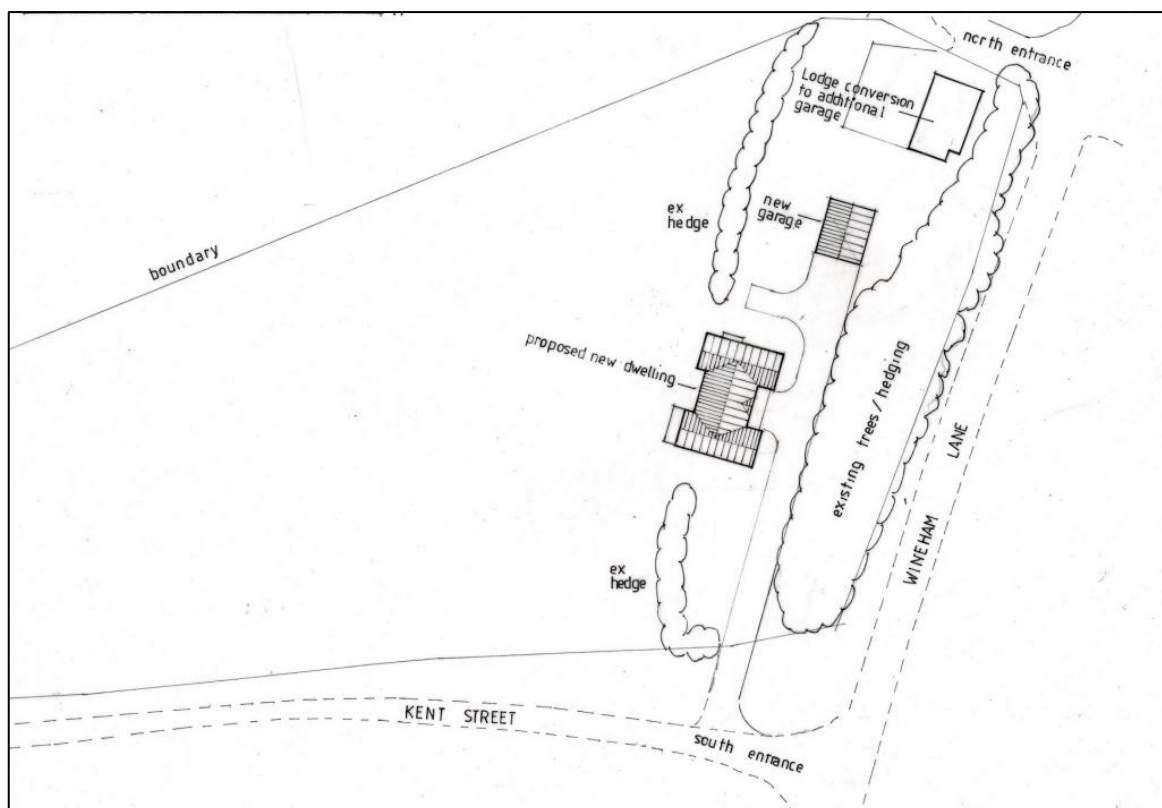
Figure 5 - Approved Site Plan for Application Reference DC/20/0079

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- 3.6. Whilst Application Reference DC/20/0079 was not implemented, the consent established the principle of a replacement dwelling in this location. Following this approval, the following application was submitted.
- 3.7. **Reference DC/25/0117. Replacement dwelling together with a new garage and conversion of the existing Lodge into additional garage and workshop. Refused 22 July 2025.**
- 3.8. As set out earlier in this Statement, the above application was refused for the following two reasons:
1. *“The proposed replacement dwelling, by virtue of its full two-storey scale, increased massing, represents a significant departure from the approved scheme under DC/20/0079, which comprised a modest, one-and-a-half storey chalet-style dwelling considered proportionate to the original bungalow. The revised design results in a building that is substantially larger than the existing dwelling and introduces an incongruous and dominant form that is not characteristic of the surrounding rural locality. The proposal therefore represents a disproportionate replacement that fails to respect the character and scale of the original building and immediate countryside setting, contrary to the requirements of Policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and the NPPF.”*
  2. *The proposed development lies in close proximity to a number of mature trees that make a significant contribution to the rural character of the site and the approach along Wineham Lane. No Arboricultural Impact Assessment or Tree Survey, including Root Protection Area (RPA) plans, has been submitted in support of the application. In the absence of this information, it has not been demonstrated that the proposal could be undertaken without resulting in harm to existing trees either through direct impact or through encroachment into RPAs during construction or landscaping works. The lack of this detail conflicts with Policies 25 and 33 of the Horsham District Planning Framework (2015) and the NPPF.”*
- 3.9. The refused plans can be seen below.



**Figure 6 - Refused Elevations for Application Reference DC/25/0117**



**Figure 7 - Refused Site Plan for Application Reference DC/25/0117**

- 3.10. Since receiving the refused decision notice, the Applicant has been in contact with Horsham District Council (HDC) in relation to submitting a revised scheme to address the reasons for refusal. The email correspondence from Emma Parkes dated 19 August 2025 can be seen below:

*“Having spoken to the officers with knowledge of the site they are of the view that it would be possible for an alternative design to be considered acceptable. They have said that a chalet-style dwelling would certainly be more likely to gain support, but it’s not necessarily the only acceptable option. A sensitively designed two-storey dwelling, with appropriate massing and rural character, could still be considered. Essentially to gain approval the applicant would need to scale down the bulk of the building and provide for a more sensitive rural design.”*

- 3.11. As such, this amended scheme has been submitted to address the reasons for refusal in light of the above informal email advice, and provide an appropriately designed dwelling. This is explored in further detail in the next section of this Statement.

## 4. The Proposal

- 4.1. The application seeks full planning permission for the erection of a replacement two-storey dwelling and conversion of existing single-storey dwelling (The Lodge) into a garage and workshop.
- 4.2. The proposed replacement dwelling would occupy a new position further north and east within the site compared to the previously approved scheme under DC/20/0079 in order to retain as much of the existing hedgerow as possible. See proposed Site Plan below. As demonstrated, a small section of existing hedgerow is proposed to be removed to the west of the property, and replaced by new timber post and rail fencing. All existing trees and hedging to the east of the dwelling and access road, fronting Wineham Lane, is proposed to be retained.

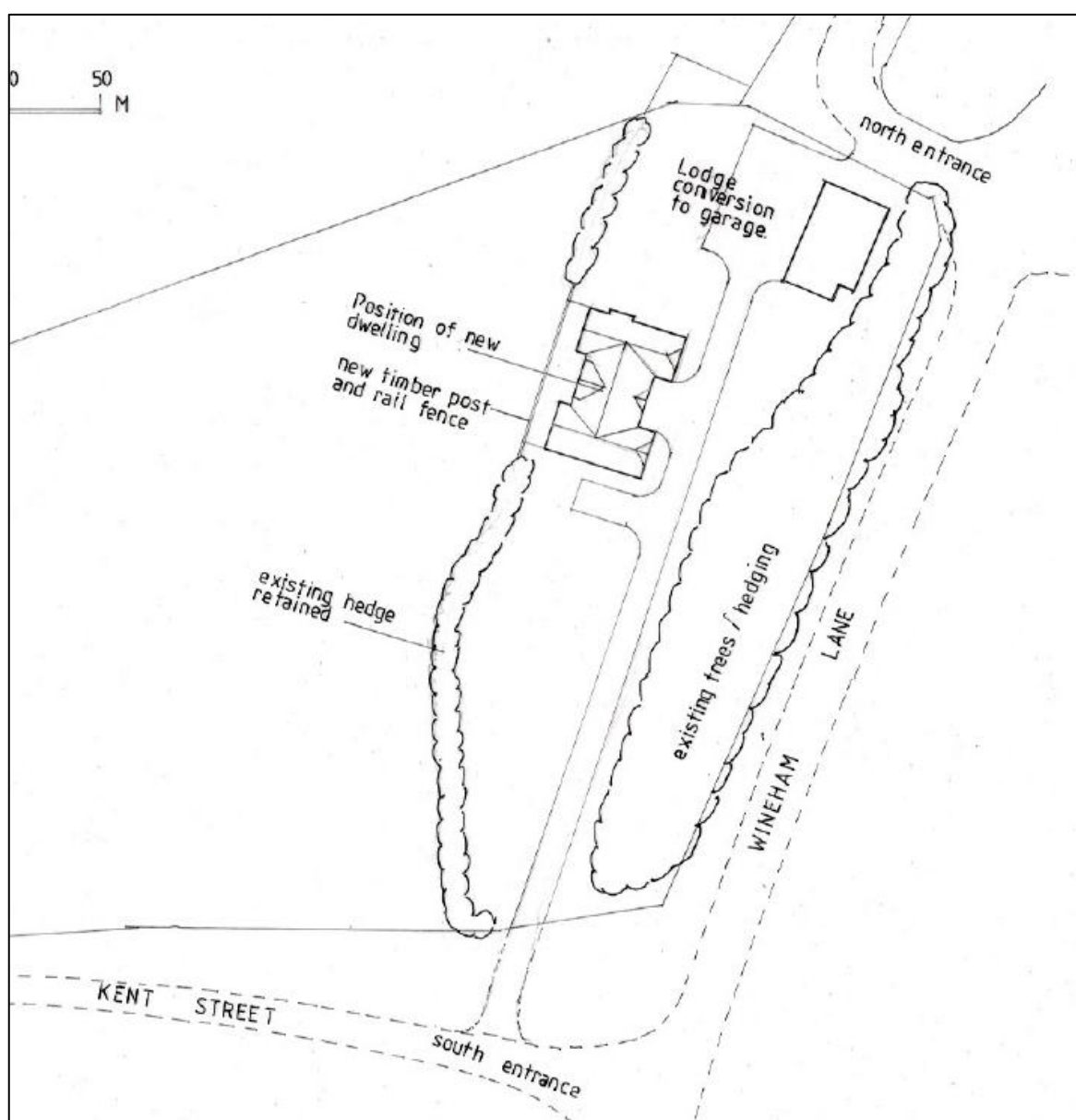


Figure 8 - Proposed Site Plan



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- 4.3. The new building would comprise a formal, symmetrical two-storey design with rendered and oak framing elevations, and a central entrance framed by timber posts. The design retains the more modest, chalet-style appearance previously permitted (under reference DC/20/0079) by accommodating low eaves. The proposed eastern elevation can be seen below in Figure 9 whilst the previously approved dwelling can be seen in Figure 10:



Figure 9 - Proposed Eastern Elevation



Figure 10 - Approved Western Elevation (under reference DC/20/0079)

- 4.4. The proposed dwelling would include four bedrooms at first floor level, with living accommodation at ground floor, and would be served by a newly engineered access route from Kent Street, optimising the existing access point. Within the site, new hardstanding for vehicle turning and parking would be accommodated. The hardstanding would also be sufficient to accommodate storage for refuse.
- 4.5. The existing Lodge building, formerly approved for demolition, is now proposed to be retained and repurposed as an ancillary domestic outbuilding, to be used as a garage and workshop. The garage and workshop would be large enough to accommodate bike storage in accordance with standards.

## 5. Policy Overview

### 5.1. Introduction

- 5.1.1. 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, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the relevant Development Plan comprises the Horsham District Planning Framework (2015).
- 5.1.3. The National Planning Policy Framework (The Framework), the Planning Practice Guidance (PPG) and Supplementary Planning Guidance are material considerations, together with local guidance documents.
- 5.1.4. It should be noted that the adopted Horsham District Planning Framework is currently out of date by reason of it being over 5 years old. The Government require all Local Authorities to review the Local Plan every five years and therefore the Council are currently in the midst of preparing a new Local Plan for the District. Please refer to the below paragraph for further information.

### 5.2. Emerging Horsham District Local Plan 2023 – 2040 (Regulation 19 Version)

- 5.2.1. The Regulation 19 Local Plan was published for a six week period of representation from 19 January 2024 to 1 March 2024. The Regulation 19 Local Plan was then formally submitted to the Planning Inspectorate on 26 July 2024 and the examination hearings commenced in December 2024.
- 5.2.2. 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'.
- 5.2.3. 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.
- 5.2.4. We understand that Horsham are in the midst of responding to this Letter but as it currently stands, the Regulation 19 version of the Local Plan is shortly to be withdrawn and is not considered to hold any weight in the determination of this application.

### 5.3. National Planning Policy Framework (NPPF)

- 5.3.1. The NPPF was adopted in 2012 with many revised versions, the most recent of which being updated in February 2025. The NPPF sets out the Government's planning policies for England and how these should be applied. The relevant sections of the NPPF in relation to this application are summarised below and explored in further detail later in this Statement.

- **Section 2 - Achieving sustainable development**
- **Section 5 - Delivering a sufficient supply of homes**
- **Section 9 - Promoting sustainable transport**
- **Section 11 - Making effective use of land**
- **Section 12 - Achieving well-designed places**
- **Section 14 - Meeting the challenge of climate change, flooding and coastal change**

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- **Section 15 - Conserving and enhancing the natural environment**

## **5.4. Planning Practice Guidance (NPPG)**

- 5.4.1. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

## **5.5. Horsham District Planning Framework (HDPF)**

- 5.5.1. 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.

- 5.5.2. 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 24 - Strategic Policy: Environmental Protection**
- **Policy 25 - Strategic Policy: The Natural Environment and Landscape Character**
- **Policy 26 - Strategic Policy: Countryside Protection**
- **Policy 28 – Replacement Dwellings and House Extensions in the Countryside**
- **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**

## **5.6. Shermanbury and Wineham Neighbourhood Plan**

- 5.6.1. The Shermanbury and Wineham Neighbourhood Plan (NP) was made in 2017 and came in to effect from the 22 June 2017. Whilst the NP is now over 5 years old, it has been considered in the preparation of this application.

- 5.6.2. **Policy 5 (Design)** is considered to be the most relevant policy and is considered further in Section 6 of this Statement

## **5.7. Community Infrastructure Levy (CIL)**

- 5.7.1. CIL was adopted by HDC in October 2017 and is a charge placed on new development. It should however be noted that the Applicant is applying for 'self build exemption' as part of this application and therefore CIL is not applicable in this instance.

## 6. Planning Appraisal

### 6.1. Introduction

6.1.1. The principle issues in relation to this development are as follows:

- **Principle of Development**
- **Design, Form and Appearance**
- **Trees and Landscaping**
- **Ecology**
- **Biodiversity Net Gain**
- **Residential Amenity**
- **Highways Impact**

### 6.2. Principle of Development

- 6.2.1. The application seeks consent for the replacement of the existing dwelling and the conversion of the existing Lodge into a garage and workshop. In assessing the principle of development, it is necessary to consider the requirements of Policy 28 of the Horsham District Planning Framework (HDPF, 2015), which relates to Replacement Dwellings and House Extensions in the Countryside.
- 6.2.2. Policy 28 supports replacement dwellings outside of defined built-up areas provided that the development can be appropriately accommodated within the curtilage of the existing dwelling, is not derelict, and is not disproportionate in scale to the building it replaces. Ancillary accommodation and garaging are supported where they are suitably grouped with the dwelling they serve and demonstrate compliance with relevant design principles.
- 6.2.3. The principle of a replacement dwelling on this site has already been established through the grant of planning permission under reference DC/20/0079, which approved the demolition of the existing lodge and the erection of a replacement dwelling with associated parking. That approval confirms that the site is a suitable and sustainable location for a replacement dwelling, and that the proposal accords with the in-principle requirements of Policy 28 and the National Planning Policy Framework (NPPF).
- 6.2.4. The subsequent refusal of application DC/25/0117 did not relate to the acceptability of the principle of development, but rather to concerns around the detailed design, scale and massing of the replacement dwelling, and the absence of arboricultural information. The Council's decision therefore reinforces the position that the principle of a replacement dwelling on the site is acceptable, subject to matters of detailed design and technical information.
- 6.2.5. The current application has been carefully amended to address the specific reasons for refusal. The proposed dwelling has been sensitively designed to closely follow the form, scale and character of the previously approved scheme under DC/20/0079, ensuring compliance with Policy 28 in respect of proportionality, character, and rural setting. The proposal also includes the conversion of the existing Lodge into a garage and workshop. This approach ensures that ancillary accommodation and garaging are provided through the adaptation of an existing building on the site, consistent with the objectives of Policy 28 which encourage the re-use of existing structures in preference to the introduction of additional built form.



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- 6.2.6. In light of the above, it is considered that the principle of development is firmly established. The proposal accords with Policy 28 of the HDPF and with the broader objectives of the NPPF, which supports sustainable development in the countryside where it respects local character and makes efficient use of land. Accordingly, the remaining considerations relate to the detailed design, appearance and impact of the scheme, which are addressed in the following sections of this Statement.

## 6.3. Design, Form and Appearance

- 6.3.1. In considering matters of design, form and appearance, the relevant policies are Policy 28(2) of the Horsham District Planning Framework (HDPF, 2015), which requires that replacement dwellings in the countryside are not disproportionate in scale to the building they replace; Policies 32 and 33 of the HDPF, which require that proposals reflect the character of their surroundings and maintain local distinctiveness; and Policy 5 of the Shermanbury and Wineham Neighbourhood Plan, which requires that development proposals ensure that the design is in keeping with the prevailing character of the surrounding area.
- 6.3.2. The previously approved dwelling under permission DC/20/0079 was modest in height and bulk, featuring a traditional half-hipped roof and a restrained footprint. The subsequent refusal under DC/25/0117 related to concerns that the replacement dwelling had departed from this approach, with increased massing and a more formal and urban style considered out of keeping with the rural context of Wineham.
- 6.3.3. The current proposal has been carefully redesigned to respond directly to these concerns. The dwelling is modest in height and bulk, with a scale and massing that closely reflects the approved scheme and ensures the development is proportionate to the original building. The front elevation features half-hipped gables, a traditional design feature which reduces bulk and maintains a softer rural form. It should be noted that the proposed design closely reflects other dwellings in the locality, as evidenced below:

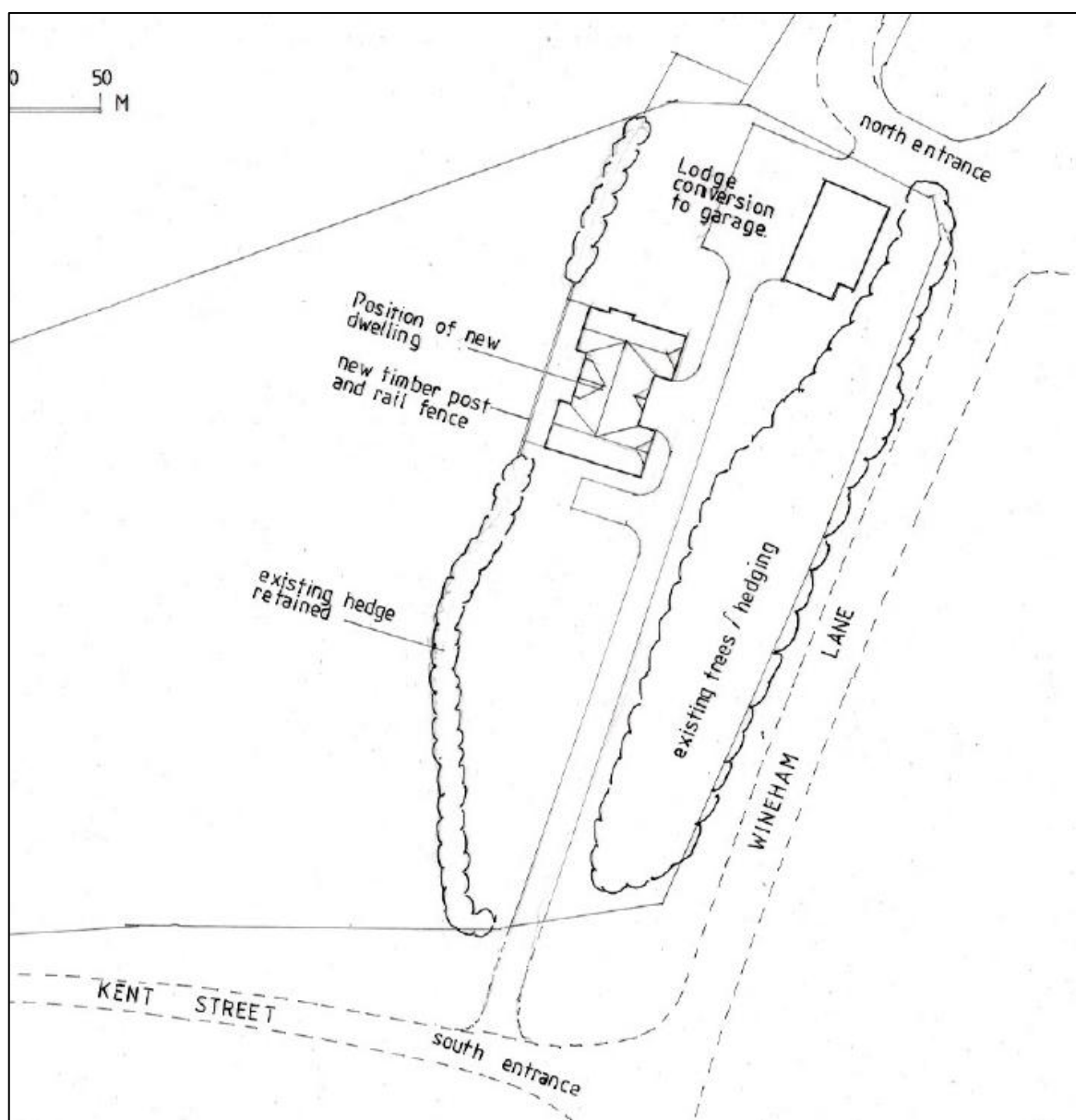


Figure 11 - Example Image of Precedent Dwellings in Locality - Sparrows (Source: Google Maps, 2024)



**Figure 12 - Example Image of Precedent Dwellings in Locality – Wyndham House (Source: Google Maps, 2024)**

- 6.3.4. The proposed materials palette comprising render with oak framing, clay plain tiles, and brickwork with plinth detailing, reflects traditional vernacular detailing found in the locality. These materials will ensure that the building sits comfortably within its rural surroundings, delivering a high-quality design that respects and enhances local distinctiveness, in accordance with HDPF Policies 32 and 33 and Neighbourhood Plan Policy 5.
- 6.3.5. The siting of the dwelling has also been sensitively considered. The building is positioned to the east of the existing hedgerow and does not extend beyond this natural boundary line, as illustrated in the below Figure. Although a section of hedgerow will be removed, this will be replaced with a traditional post-and-rail fence, ensuring that the development maintains a rural appearance and does not erode the established landscape structure of the site. Importantly, the dwelling's footprint does not extend further to the west, past the natural boundary line, thereby respecting the site's natural boundaries and countryside setting.



**Figure 13 - Proposed Site Plan**

- 6.3.6. Taken together, the scale, form, and detailing of the proposed dwelling represent a balanced and contextually appropriate response to the site. The scheme addresses the concerns raised by the refusal of DC/25/0117 and delivers a high-quality rural dwelling that is proportionate to the building it replaces and fully in keeping with the prevailing character of the surrounding area. The proposal therefore complies with Policies 28, 32 and 33 of the HDPF and Policy 5 of the Shermanbury and Wineham Neighbourhood Plan.

## 6.4. Trees and Landscaping

- 6.4.1. Policy 25 of the HDPF seeks to protect, conserve, and enhance the natural environment and landscape character. It places particular emphasis on the retention of features which contribute to the visual and ecological quality of an area, such as mature trees and hedgerows. Development should be sensitively integrated into the landscape and avoid harm to key natural features. Paragraph 136 of the NPPF also highlights the importance of trees in contributing to the character and quality of both urban and rural environments, advising that planning decisions should ensure the retention of existing trees wherever possible and that appropriate arboricultural assessments are used to inform development proposals.
- 6.4.2. The application site is rural in character and contains a number of mature trees and hedgerows which contribute significantly to the site's visual setting and the approach along Wineham Lane. These natural features form an important component of the local landscape character and were identified by the Council as a concern in the refusal of application DC/25/0117, where it was concluded that insufficient arboricultural information had been provided to demonstrate that the development could be delivered without causing unacceptable harm.
- 6.4.3. In direct response, the applicant has commissioned a qualified arboricultural consultant (SafeTree) to prepare a Tree Survey, Arboricultural Impact Assessment and preliminary Tree Protection Plan in accordance with BS 5837:2012 - Trees in Relation to Design, Demolition and Construction. These documents accompany the application and provide a robust assessment of the site's tree resource, identifying appropriate Root Protection Areas (RPAs), construction methodologies, and measures to ensure that all works, including the formation of the access and driveway, can be undertaken without detriment to retained trees.
- 6.4.4. In conclusion, the Report suggests that no trees are required for removal in order to accommodate the proposed development, however, it has been suggested that 4no. Category U trees are removed as a result of arboricultural safety reasons. Pruning works are also required to a Category B tree, again for safety reasons.
- 6.4.5. It is considered that the scheme has been sensitively designed to minimise impacts on trees and hedgerows. The dwelling has been positioned so that its footprint does not encroach into RPAs, while the repositioning of the dwelling to the east of the existing hedgerow ensures that this important landscape boundary is preserved. Where a short section of hedgerow is required to be removed, this will be replaced with a traditional post-and-rail fence in keeping with the rural character of the site, thereby ensuring no net loss of landscape features.
- 6.4.6. The arboricultural assessment concludes that, subject to the recommended tree protection measures and construction methodologies being secured by condition, the development can be carried out without adverse impact on the health, stability or long-term viability of existing mature trees.
- 6.4.7. Accordingly, the proposal demonstrates full compliance with Policy 25 of the HDPF and paragraph 136 of the NPPF, ensuring that important natural features are retained and enhanced as part of a sensitively integrated development.



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## 6.5. Ecology

- 6.5.1. Policy 31 of the HDPF seeks to safeguard and enhance biodiversity, protect existing ecological networks and habitats, and ensure that development avoids harm to protected species and irreplaceable habitats. This is supported by paragraphs 187 and 188 of the NPPF, which emphasise the need to protect biodiversity, minimise impacts on the natural environment, and secure measurable net gains.
- 6.5.2. As with the previous application (DC/25/0117), the applicant has submitted the previously prepared Ecological Appraisal, which remains valid and up-to-date given the site context and proposed development. The appraisal identified a high potential for great crested newts within the surrounding landscape. In line with best practice and statutory requirements, the applicant has already engaged with the District Licence scheme operated by NatureSpace, obtaining a licence under Organisational Licence NSP1002HDC.
- 6.5.3. The NatureSpace Officer confirmed at the time of the earlier application that the licence documentation and associated Impact Plan (dated 10 July 2025) were correct and acceptable. The development is therefore already subject to clear and enforceable licence conditions and mitigation requirements, which will continue to be adhered to. All works on site will be carried out strictly in accordance with the terms of the District Licence or any relevant Further Licence, ensuring full protection of protected species.
- 6.5.4. In this context, and noting that the Council previously raised no objection on ecological grounds, the resubmission of the ecological information and confirmation of ongoing compliance with the District Licence ensure that the proposed development will not give rise to any adverse ecological impacts.
- 6.5.5. The proposal therefore complies with Policy 31 of the HDPF and the relevant provisions of the NPPF, safeguarding protected species and ensuring that biodiversity interests are fully addressed.

## 6.6. Biodiversity Net Gain

- 6.6.1. The Environment Act 2021 introduced a requirement for most new development to deliver a minimum 10% Biodiversity Net Gain (BNG). However, Schedule 14A of the Act and associated regulations confirm that the requirement does not apply to self-build or custom-build dwellings, provided that the development meets the exemption criteria.
- 6.6.2. This proposal is for a self-build dwelling, and as such the statutory requirement to deliver BNG does not apply. Nevertheless, the scheme has been designed to be sensitive to its rural setting, with the retention of existing natural features where possible and opportunities for landscape enhancement identified within the supporting documents.

## 6.7. Residential Amenity

- 6.7.1. Policy 33 of the HDPF requires that development proposals do not cause unacceptable harm to the amenity of occupiers or users of nearby properties and land.
- 6.7.2. The application site is located in a rural setting, with no immediate neighbouring residential properties in close proximity. As such, the proposed replacement dwelling and conversion of the Lodge would not give rise to any adverse impacts in terms of overlooking, loss of privacy, overbearing impact, or increased noise and disturbance.

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- 6.7.3. The siting and orientation of the dwelling have been sensitively designed to respect the rural setting without encroaching on the amenities of any nearby occupiers. Furthermore, the proposed use of the Lodge as a garage and workshop remains ancillary to the main dwelling and does not introduce any separate residential unit or intensified residential activity on the site.
- 6.7.4. It should be noted that the following conclusion was included in the Officers Report for application reference DC/25/0117:

*“There are no immediate neighbouring residential properties within close proximity that would be adversely affected by the proposal in terms of overlooking, overbearing or noise impacts. The proposal is therefore considered acceptable in terms of residential amenity and would comply with Policy 33 in this respect.”*

- 6.7.5. The same conclusions are considered to apply to the current proposals. Accordingly, the proposal is considered acceptable in terms of residential amenity and is fully compliant with Policy 33 of the HDPF.

## 6.8. Highways Impact

- 6.8.1. Policies 40 and 41 of the HDPF require that development proposals provide safe and suitable access for all users, do not result in adverse highway impacts, and include adequate provision for parking and servicing.
- 6.8.2. The proposed development seeks the replacement of the existing dwelling alongside the conversion of the Lodge into a garage and workshop. The access arrangements remain unchanged from the previously approved scheme (DC/20/0079) and the subsequent application (DC/25/0117). The site benefits from two existing points of access, one from Kent Street and another from Wineham Lane. The Kent Street access is to be formalised with a vehicle crossover, which can be implemented under licence from West Sussex County Council (WSCC) as Highway Authority.
- 6.8.3. The scale and nature of the development is not expected to materially intensify use of the access points, and collision data confirms there are no recorded injury accidents within the vicinity of the site, indicating that there are no existing safety concerns. The submitted plans also demonstrate adequate on-site parking and turning provision, together with space for secure cycle storage, in line with current parking standards.
- 6.8.4. The Local Highway Authority previously confirmed under reference DC/25/0117 that the proposal would not result in an unacceptable impact on highway safety or cause severe cumulative impacts on the road network. As the current application does not alter the access, layout, or parking provision from the previously considered schemes, there are no transport-related concerns associated with the proposal.
- 6.8.5. Accordingly, the development is considered to comply with Policies 40 and 41 of the HDPF, and with the requirements of the NPPF, which seeks to ensure that development can be delivered without compromising highway safety.

## 7. Conclusions

- 7.1. This Planning Statement and Design & Access Statement has been produced by ECE Planning on behalf of Mr James Nugent in support of an application for Full Planning Permission for development at Wineham Place, The Lodge. The description of the proposal reads:

*“Replacement self-build dwelling and conversion of the existing Lodge into a garage and workshop.”*

- 7.2. This application follows a previously refused application on the land under reference DC/25/0117. This Statement has demonstrated that the previous two reasons for refusal have been sufficiently addressed as a result of a carefully designed dwelling which respects the existing dwelling and character of the area, and through the submission of a Tree Survey, Arboricultural Impact Assessment and preliminary Tree Protection Plan.
- 7.3. Furthermore, this Statement has demonstrated that the proposed replacement dwelling and conversion of the existing Lodge into a garage and workshop represent a well-considered and policy-compliant form of development that responds sensitively to the site’s rural setting and planning context.
- 7.4. The principle of a replacement dwelling on the site is firmly established through the previous grant of planning permission (ref. DC/20/0079) and reaffirmed by the subsequent assessment of application DC/25/0117. The current proposal maintains full accordance with Policy 28 of the Horsham District Planning Framework (HDPF) and the National Planning Policy Framework (NPPF), which together support sustainable forms of development in the countryside where they are proportionate, appropriately sited, and make efficient use of land.
- 7.5. The design, scale and appearance of the proposed dwelling have been carefully refined to address the reasons for refusal of the previous application, achieving a balanced and contextually appropriate form that reflects the rural vernacular character of Wineham. The materials, detailing and siting ensure that the development integrates harmoniously within its surroundings and enhances local distinctiveness, in accordance with Policies 28, 32 and 33 of the HDPF and Policy 5 of the Shermanbury and Wineham Neighbourhood Plan.
- 7.6. The accompanying arboricultural assessment confirms that the development can be undertaken without detriment to retained trees or hedgerows, with suitable protection measures secured by condition. Ecological interests are fully safeguarded through the continuation of the approved District Licence for great crested newts, ensuring compliance with Policy 31 of the HDPF and the relevant provisions of the NPPF.
- 7.7. The proposal will have no adverse impact on residential amenity, given the site’s rural context and the absence of nearby dwellings, and it raises no concerns in relation to highway safety or parking provision. The development will make efficient use of the site while maintaining the prevailing rural character and landscape features that define the local area.
- 7.8. Overall, the proposed scheme represents a high-quality and sustainable form of rural development that responds positively to the site’s context, addresses all previous concerns, and delivers tangible environmental and design benefits. It therefore accords with the development plan when read as a whole, and with the overarching aims of the NPPF to support sustainable, well-designed places.
- 7.9. On this basis, it is respectfully requested that planning permission be granted.