



APPLICATIONS & APPEALS SERVICES

**DEMOLITION OF EXISTING DWELLING AND
GARAGE. CONSTRUCTION OF REPLACEMENT
(SELF-BUILD) DWELLING WITH DETACHED
GARAGE/GARDEN STORE (RESUBMISSION OF
APPROVED APPLICATION DC/25/0642)**

AT

**BOWOOD, BASHURST COPSE, ITCHINGFIELD,
RH13 0NZ**

PLANNING, DESIGN AND ACCESS STATEMENT

JANUARY 2026



CONTENTS	PAGE	APPENDICES
1.0 INTRODUCTION	3	Appendix NJA/1 – Bowood (DC/25/0642 replacement dwelling)
2.0 PHYSICAL CONTEXT	5	
3.0 PLANNING HISTORY	8	Appendix NJA/2 – Bowood (DC/17/0985 replacement dwelling)
4.0 PROPOSAL	10	Appendix NJA/3 – Half Acre Cottage
5.0 PLANNING POLICY	14	Appendix NJA/4 – Silver Trees
6.0 DETAILS OF THE PROPOSAL	24	Appendix NJA/5 – Toat Orchard
USE, AMOUNT & SCALE OF DEVELOPMENT		
7.0 LAYOUT, DESIGN & APPEARANCE	30	
8.0 ACCESS AND CAR PARKING	38	
9.0 CONCLUSIONS	39	

1.0 INTRODUCTION

- 1.1 Planning permission is sought for the demolition of the existing dwelling, Bowood together with its garage, and the construction of a replacement dwelling with a detached garage/garden store building. The existing access from Bashurst Copse will be retained to serve the new dwelling. An existing retaining wall will be removed.
- 1.2 This planning application is a resubmission of application DC/25/0642 for a similar proposal which was approved on 15 August 2025. This present application proposes a replacement dwelling of a similar design to the dwelling permitted, but now with the inclusion of living accommodation within the roof space together with some changes to the dwelling's fenestration, the inclusion of solar panels, roof lights and an oak porch. The ridge height of the dwelling is altered from 9m to 9.2m. Please see drawing PR2b.
- 1.3 In addition, since the approval of application DC/25/0642, the Council (as of November 2025) is no longer requiring certain types of development to demonstrate water neutrality at

planning application stage. This Statement demonstrates that conditions 7 (part ii), 8 and 9 of DC/25/0642 which relate to water neutrality should not be re-applied to this revised proposal.

- 1.4 In respect of other conditions applied to application DC/25/0642, information is submitted with this application in respect of the following conditions so it is not necessary to reapply these conditions to this revised proposal:

- Condition 3 – underground services
- Condition 5 – materials
- Condition 6 – biodiversity enhancements

- 1.5 This supporting Planning Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – relevant planning history of the site and broad policy requirements;

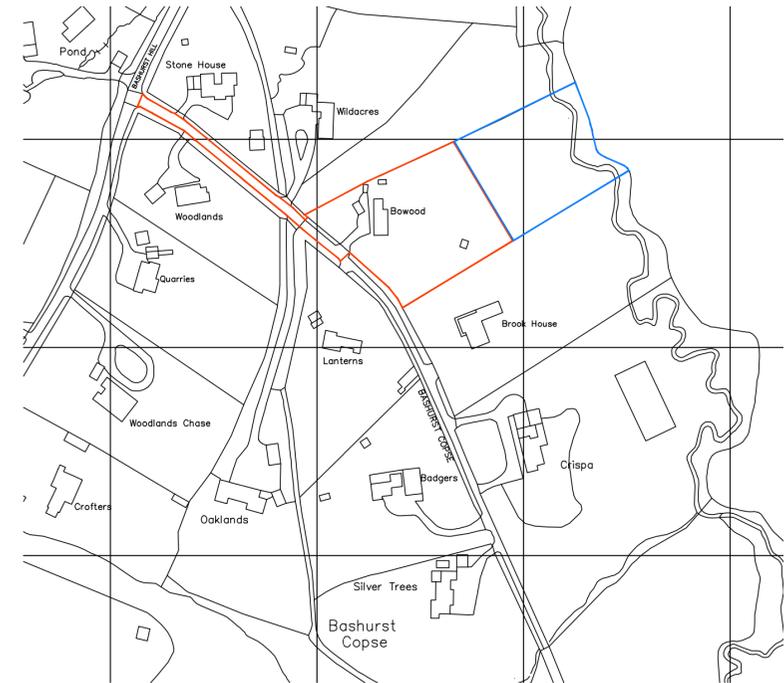
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;
- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

1.6 This Statement demonstrates that the proposed development accords with the relevant planning policies and that it is acceptable in all respects. It should be read in conjunction with the supporting documents as set out within the application submission.

2.0 PHYSICAL CONTEXT

- 2.1 Bowood is a two storey, detached dwelling situated to the west of Bashurst Hill. The dwelling is located within the countryside, outside of a built-up area boundary however it forms part of a cluster of residential development along Bashurst Copse and Bashurst Hill. The dwelling is located approximately 1.5 miles from the outskirts of Horsham.
- 2.2 Bowood dates from 1939 and comprises a 'Tudor Revival' thatched cottage. The dwelling is set back from Bashurst Copse and occupies a large, well screened plot. A number of outbuildings are clustered close to the house.
- 2.3 Bowood is adjoined by the dwelling 'Wildacres' to the north and 'Brook House' to the south. All of the dwellings located along Bashurst Copse are large, detached properties and like the application site are situated within spacious and secluded plots.
- 2.4 The woodland to the east of Bowood forms part of an Ancient Woodland (Bashurst Copse). According to the Government's Flood Risk Map for Planning, the dwelling is located within Flood Zone 1 (low probability of flooding).

Figure 1: Site Location Plan



- 2.5 The following are photographs of the application site:





3.0 PLANNING HISTORY

3.1 The following is the relevant planning history for Bowood:

- DISC/25/0303 – Approval of details reserved by condition 3 of approved application DC/25/0642. Awaiting determination at the time of writing.
- DC/25/0642 – Demolition of existing dwelling and garage. Construction of replacement dwelling with detached garage/garden store. Planning permission granted 15 August 2025.
- DC/24/1736 – Demolition of existing dwelling. Construction of replacement dwelling with detached garage/garden store. Planning permission refused 10 January 2025.
- DC/17/0985 – Erection of replacement 6 bed dwelling and detached garage (resubmission of DC/14/0420). Planning permission granted 23 June 2017.
- DC/14/0420 – Erection of replacement 6 bed dwelling and garage to include addition of a basement and utilise living accommodation in the roof space (renewal of DC/11/0418). Planning permission granted 14 May 2014.
- DC/11/0418 – Renewal of unimplemented permission DC/08/0240 for a replacement dwelling. Planning permission granted 21 April 2011.
- DC/08/1517 – Amendment to condition 13 of application DC/08/0240 to read no lightwells shall be constructed to the basement area hereby approved. Application permitted 05 September 2008.
- DC/08/0240 – Amendment to previously approved application DC/07/2135 for replacement 4-bed dwelling and garage to include addition of a basement and utilise living accommodation in the roof space. Planning permission granted 31 March 2008.
- DC/07/2135 – Replacement 4-bed dwelling and garage. Planning permission granted 09 January 2008.

- DC/07/0952 – Replacement dwelling (outline). Planning permission refused 25 June 2007.
- DC/06/2758 – Demolition of existing house and construction of new detached dwelling. Planning permission refused 30 January 2007.

3.2 As it can be seen, the application site has a long planning history relating to permissions for the construction of a replacement dwelling (unimplemented). The most recent permission (DC/25/0642) and the planning history demonstrates that the Council has previously accepted the construction of a replacement dwelling at Bowood, larger than the existing.

3.3 Other replacement dwellings have been permitted by the Council at properties nearby. These include at Half Acre Cottage, Bashurst Hill in 2024 (Appendix NJA/3), Silver Trees at Bashurst Copse in 2023 (Appendix NJA/4) and Toat Orchard, Bashurst Hill in 2018 (Appendix NJA/5).

4.0 PROPOSAL

- 4.1 The proposal is for the demolition of Bowood and its garage and the construction of a replacement (four bedroom) dwelling and garage/garden store in a similar location but with the proposed dwelling positioned slightly further east (into the plot) and south. The replacement garage/garden store will be in the same location as the existing garage.
- 4.2 A driveway with parking and turning space for at least three vehicles will be laid out to the front of the new dwelling and garage. The vehicle access from Bashurst Copse will be retained in the same location as existing.
- 4.3 As set out, the proposed dwelling is of a traditional Sussex farmhouse design incorporating materials found in the locality. Proposed materials comprise clay roof tiles, clay vertical hung tiles and rustic stock brickwork.

Figure 2: Proposed Site Layout

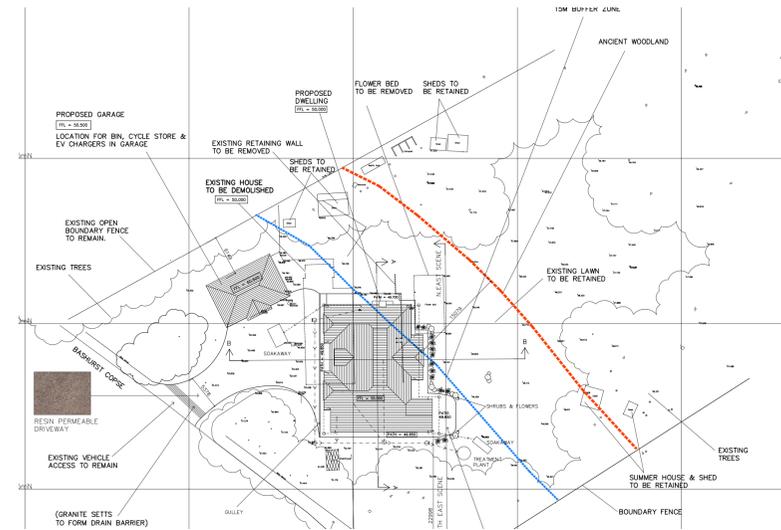


Figure 3: Proposed Elevations



FRONT (West facing) ELEVATION



SIDE (South facing) ELEVATION



REAR (East facing) ELEVATION



SIDE (North facing) ELEVATION

Figure 4: Proposed Floor Plans

PROPOSED

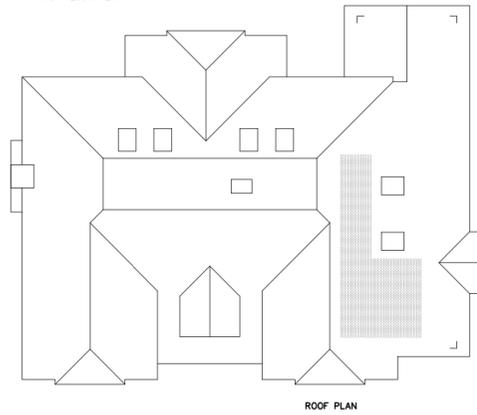
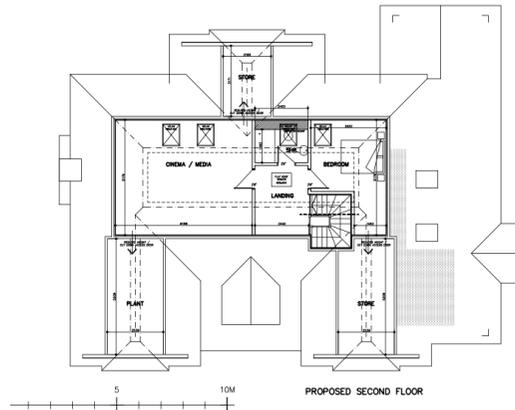
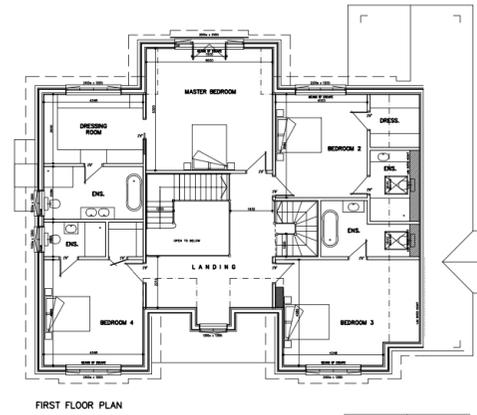
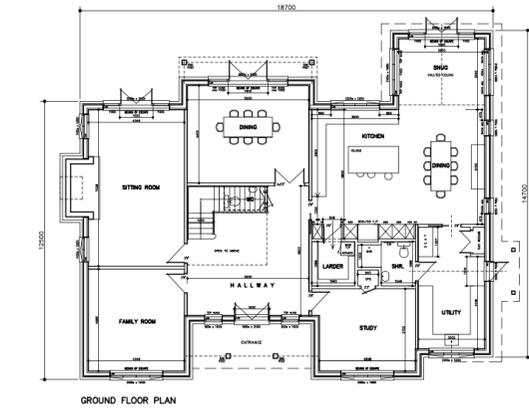


Figure 5: Proposed Garage Elevations

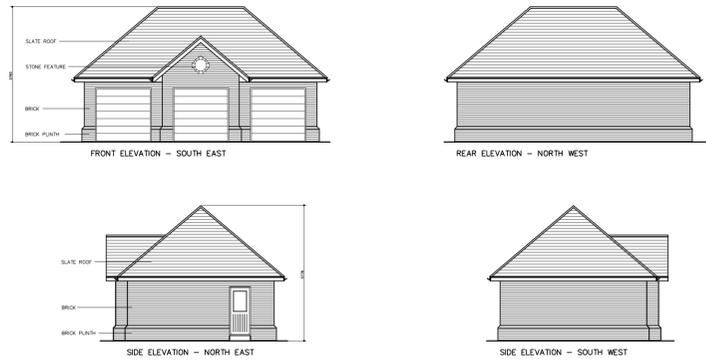
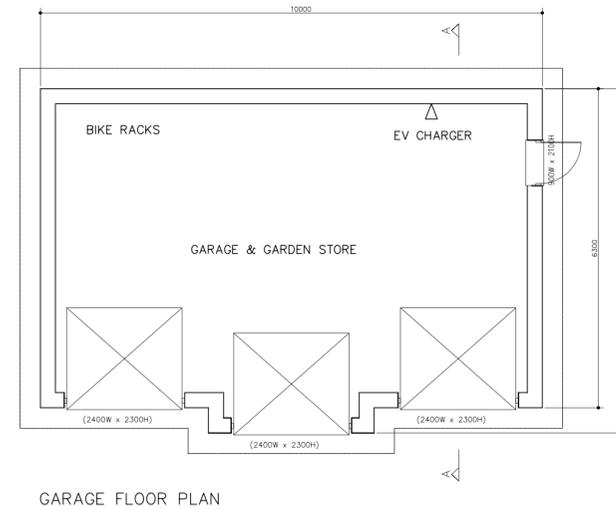


Figure 6: Proposed Garage Floor Plan



5.0 PLANNING POLICY

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole (NPPF paragraphs 1 and 3).
- 5.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

5.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- a) ***'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy’.

5.4 Paragraph 10 states **‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

5.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the application of policies of the Framework that protect areas or assets of particular importance provide a strong 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 of the Framework taken as a whole. Particular regard should be given to key policies for directing development to sustainable locations, making efficient use of land, securing well-designed places and providing affordable homes, individually or in combination (NPPF paragraph 11 d).

5.6 Paragraph 12 of the Framework states that **‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.**

Plan and Decision Making

- 5.7 Paragraph 34 requires policies in local plans and spatial strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In respect of housing, ***‘Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future’.***
- 5.8 In terms of decision-making, the Framework states at paragraph 39 that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.***

Highways and Car Parking

- 5.9 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals.
- 5.10 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 5.11 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 113).
- 5.12 Paragraph 116 makes it clear that ***‘Development should only be prevented or refused on highways grounds if there***

would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.

Effective Use of Land

- 5.13 Paragraph 124 requires planning policies and decision to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.

Design

- 5.14 In terms of design, Section 12 seeks to achieve well designed places sets out that the **‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’** (paragraph 131).

- 5.15 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

- 5.16 Paragraph 139 states that **‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:**

- a) **development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or**
- b) **outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of**

design more generally in an area, so long as they fit with the overall form and layout of their surroundings’.

Climate Change

- 5.17 Paragraph 161 requires the planning system to support the transit to net zero by 2050 and take full account of all climate change impacts. New development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change and to help reduce greenhouse gas emissions, such as through its location, orientation and design.
- 5.18 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 170). Local planning authorities should ensure that flood risk is not increased elsewhere as a result of new development (paragraph 181).
- 5.19 Applications which could affect drainage in or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff which are proportionate to the nature and scale of the proposal (paragraph 182).

Natural Environment

- 5.20 Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside. Policies and decisions should also minimise impacts on and provide net gains for biodiversity.

Habitats and Biodiversity

- 5.21 Paragraph 193 states that when determining planning applications, local planning authorities should apply a set of principles and if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated against or, as a last resort, compensated for, then planning permission should be refused.
- 5.22 The presumption in favour of sustainable development does not apply where there would be a significant effect on a habitats site (either alone or in combination with other plans and projects) unless an appropriate assessment has concluded that the plan

or project will not adversely affect the integrity of the habitats site (paragraph 195).

Ground Conditions and Pollution

- 5.23 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

Heritage

- 5.24 Section 16 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in

determining an application. It states that ***'In weighing applications that directly or indirectly that affect non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'***.

- 5.25 Local authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure that new development will proceed after the loss has occurred (paragraph 217).

Local Planning Policy

- 5.26 Local planning policy is contained within the Horsham District Planning Framework, November 2015 (HDPF). The following policies are relevant to the proposal:

- Policy 1: Strategic Policy: Sustainable Development
- Policy 2: Strategic Policy: Strategic Development
- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 24: Strategic Policy: Environmental Protection

- Policy 25: 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: The Quality of New Development
- Policy 34: Cultural and Heritage Assets
- Policy 35: Climate Change
- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Design and Construction
- Policy 40: Sustainable Transport
- Policy 41: Parking

5.27 HDPF policy 28 specifically permits the construction of replacement dwellings within the countryside. An extract of the policy is included at Figure 5 below:

Figure 7: HDPF policy 28

Policy 28

Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.
2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.
3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and
4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.
5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Barns Green and Itchingfield Neighbourhood Plan 2024-2031

5.28 The Itchingfield Neighbourhood Plan was formally made on 08 October 2025. The following policies are most relevant to the proposal:

- Policy 1: Green Infrastructure Conservation
- Policy 2: Biodiversity Conservation
- Policy 3: Heritage Assets and Itchingfield Conservation Area
- Policy 5: Protection of Green Infrastructure
- Policy 8: Broadband and Mobile Phone Provision
- Policy 12: Design of Housing
- Policy 13: Sustainable Design Requirements

Emerging Policy

5.29 The Horsham District Local Plan 2023-2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024 for public examination. Hearings commenced, however in a recent letter dated 04 April 2025 the Planning Inspector found that the Duty to Co-operate had not been met and raised

significant soundness concerns in relation to the Plan’s housing requirement and spatial strategy. As a result, the Planning inspector recommended that the Council withdraw the Plan.

5.30 The Council has responded however at present, the HDPF remains the adopted development plan relevant to the determination of this planning application. Nevertheless, it is noted that draft Local Plan policy 45 continues to support the construction of replacement dwellings within the countryside:

Figure 8: Draft Local Plan (Regulation 19) policy 45

Policy 45: Replacement Dwellings and House Extensions in the Countryside

1. Outside defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:
 - a) Replacement dwellings will only be supported on a one-for-one basis and where it can be demonstrated that the property is still in lawful residential use.
 - b) Replacement dwellings and extensions should be in keeping with the scale and character of the existing dwelling and of the surrounding area. This will have regard to the cumulative impact alongside existing extensions.
 - c) Garages and any new outbuildings will be required to meet with all other appropriate policies, particularly design principles and should be grouped with the house, having regard to the dwelling they serve.
 - d) Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Relevant Legislation

- 5.31 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).
- 5.32 Specifically, section 70 (2) of the Town and Country Planning Act 1990 states that in dealing with an application for planning permission (or permission in principle), the authority shall have regard to the provisions of the development plan, including a post-examination draft neighbourhood development plan, any local finance considerations and any other material considerations (all so far as material to the application).
- 5.33 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 5.34 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (see Stratford on Avon v Secretary of State for Communities and Local Government (2014)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.
- 5.35 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see Cala Homes (South) Limited v Secretary of State for Communities and Local Government (2011) and Tesco Stores Ltd v Dundee City Council (2012)).

5.36 More recently in *Corbett v Cornwall Council* [2020] the appeal court judge emphasised the importance of considering the plan as a whole stating:

“Under section 38(6) the members’ task was not to decide whether, on an individual assessment of the proposal’s compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker.”

5.37 Paragraph 3 of the NPPF confirms that the Framework should be read as a ‘whole’ and the Government’s Planning Policy Guidance (PPG) confirms that ***‘Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework’*** (paragraph 012 21b-012-20140306). The NPPF

sets out a presumption in favour of sustainable development and it is demonstrated that the proposal complies with this when considered against the relevant policies of the development plan and the Framework, on balance and when considered as a whole.

5.38 It is also relevant to note that the proposed dwelling is a self-build dwelling. The PPG recognises that ***‘Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction’*** (Paragraph 16a Reference ID:57-016a-20210208).

6.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

- 6.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 6.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay’.***
- 6.3 HDPF Policy 1 reiterates the advice set out within the Framework and states that the Council will take a positive approach to new development that reflects the presumption in favour of sustainable development. Policy 1 further states that

‘the Council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area’.

- 6.4 HDPF Policy 26 states that within the countryside development must be essential to its countryside location and must meet certain criteria. In addition, proposals must be of a scale appropriate to its countryside character and location. Certain development within the countryside may therefore be permitted, including the construction of replacement dwellings as confirmed by HDPF Policy 28. This policy states that the construction of replacement dwellings within the countryside will be supported where:

- The replacement dwelling can be accommodated appropriately within the curtilage.
- Replacement dwellings will be supported on a one for one basis and the property is not derelict.
- The replacement dwelling is not disproportionate in size to the existing dwelling.

6.5 Essentially HDPF Policy 28 seeks to ensure that replacement dwellings are of an appropriate scale, siting and design and which have due regard to the countryside setting and the size of the existing dwelling. As the proposal relates to the construction of a replacement dwelling there should be no objections in principle to the planning application submitted.

6.6 In this case, Bowood benefits from a recent planning permission for the construction of a replacement dwelling (DC/25/0642). In addition, the Council has previously on numerous other occasions found the construction of a replacement dwelling at Bowood to be acceptable.

6.7 This Statement demonstrates that the present proposal will have no greater or harmful impact upon the visual amenities of the countryside landscape than the permitted dwelling.

The Countryside

6.8 The NPPF does not provide any specific advice in respect of the construction of replacement dwellings within the countryside and therefore the key policy consideration in this regard relates

to HDPF Policy 28. Having regard to the relevant criteria of this policy, the proposed dwelling is appropriately accommodated within the existing curtilage.

6.9 In this regard, the existing dwelling is located within a large and secluded plot set back from Bashurst Copse. It is proposed to site the replacement dwelling in a similar location but situated slightly further east and south. This will allow for a slightly enlarged, front garden area and increased set back from the lane whilst retaining a large private garden to the rear and sides of the new dwelling.

6.10 The proposed dwelling will remain contained within the well-defined boundaries of the property and sufficiently screened to views from outside of the site. The footprint of the replacement dwelling is larger than the existing however given the substantial size of the plot, it can be appropriately accommodated within the existing residential curtilage without impacting upon the spacious character of the site or encroaching into the countryside. The increased sized footprint is also not disproportionately larger than the existing.

6.11 The existing dwelling is in a considerable state of disrepair but it is not derelict and the proposal is for a replacement dwelling on a one for one basis. The proposed garage is of a size which is proportionate to the size of the replacement dwelling and as it will be grouped with the house (in the location of the existing garage), there would again be no harmful encroachment into the countryside outside of the boundaries of the property.

6.12 The size of the proposed dwelling, even now including the living accommodation within the roof space, would still be significantly larger than the approved dwelling as the additional floor space is accommodated within the approved roof space.

6.13 Therefore the replacement dwelling, will not be disproportionately larger and the inclusion of living accommodation within the roof space will not result in the dwelling appearing as a more prominent feature to its surroundings than the most recently permitted dwelling.

6.14 In considering approved application DC/25/0642, the Case Officer's report notes:

'Considering the existing arrangement and previous applications at the site which have permitted replacement dwellings, it would be considered that the principle of replacing the existing dwelling for a new development has been established and would accord with the above policies subject to further scrutineering'.

6.15 In respect of size and design, the Case Officer's report further notes:

'Bowood is currently a modest dwelling with a footprint of 120 sqm sat on a large plot with accompanying garage located west of Bowood. Bowood's architectural form is of 1930s Tudor Revival with thatched roofing. The dwelling includes eyebrow dormer to the side elevation with cues from this reflected in the windows to the front elevation. Though a quaint property, it is not considered to be of architectural/historical significance or importance which is confirmed via the previous application.

The new proposal which has been submitted is of a greater scale at around 240 sqm. This would ne of a marked

increase compared to the existing dwelling, effectively doubling the scale of the proposal from the existing property in terms of occupied space. It is recognised that the plot size could accommodate a larger scale development and is a slight reduction in footprint from that refused under DC/24/1736 (260sqm). The last approved replacement dwelling onsite was under DC/17/0985 (erection of replacement 6 bed dwelling and detached garage (resubmission of DC/14/0420) with a footprint of approximately 180 sqm. The proposed is also enlarged in terms of height against the existing dwelling from 8.6m to 9.4m, through is below the apex of the existing chimneys which are 10.2m’.

6.16 Overall, the Case Officer’s report confirms that the proposed replacement dwelling is of an appropriate design, form and scale appropriate to the character and appearance of the existing site and which will not harm the character or appearance of the wider area. There should be no change to this view point, given the fact that the inclusion of living accommodation within the roof space will not result in the dwelling appearing any larger to its surroundings.

6.17 It is also important to note that replacement dwellings larger than the existing have previously been permitted by the Council (including under HDPF policy 28) at the application site and the proposed dwelling will be in keeping with the character and appearance of the area including dwellings of a substantial size along Bashurst Copse.

6.18 In considering the planning application for a replacement dwelling at Silver Trees, Bashurst Copse, the Case Officer’s report for application DC/23/0301 noted the increased size of the proposed dwelling in comparison to the existing but found that **‘the presence of a larger dwelling set within a spacious curtilage, surrounded by comparable sporadic development, would not be harmful, with the scale of the replacement dwelling not an overriding reason to refuse planning permission in this instance’.**

6.19 Like the approved scheme, the replacement dwelling is still of a high quality, traditional design Sussex style farmhouse design which the Council found to be acceptable. In particular, the Case Officer’s report for application DC/25/0642 states:

'The proposed has undergone an architectural revision from that of DC/24/1736 changing from a faux-Georgian design to a Sussex farmhouse style which more accurately reflects the vernacular and wider architectural style of the area compared with the previous submission. The proposal is now considered to more accurately reflect the character of the area with detailing which is present in the locale'.

6.20 Overall, the replacement dwelling and the detached garage will not appear disproportionately larger than the existing dwelling. It is further demonstrated within this Statement that the proposed development will not result in any harm to the visual amenities of the countryside landscape and to the character and appearance of the area. The proposal therefore complies with HDPF policies 26 and 28 and is an acceptable form of development within the countryside.

Self-Build Housing

6.21 The NPPF at paragraph 63 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policy. This includes

'people wishing to commission or build their own homes'.

6.22 The Planning Portal advises that self-build projects account for 7-10% of new housing in England each year (around 12,000 homes) and it is reiterated that the Government's PPG acknowledges that self-build or custom build homes help to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design of their own home, and can be innovative in its design and construction.

6.23 The HDPF does not incorporate a policy that specifically refers to self-build or custom-build homes however as previously set out, HDPF policy 16 does require development to provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment. Self-build homes provide increased choice and variety in the type of homes built.

Efficient Use of Land

6.24 Paragraph 124 of the Framework states that ***'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while***

safeguarding and improving the environment and ensuring safe and healthy living conditions’.

6.25 The proposed replacement dwelling makes effective use of the land available and at the same time provides for a modern and more environmentally sustainably dwelling than the existing. The proposal complies with the NPPF in this respect.

Sustainable Development

6.26 Having regard to the three key objectives of sustainable development set out at paragraph 8 of the NPPF, the proposed development complies as follows:

- a) an economic objective – the proposal will make a small contribution to the local building industry and associated trades in creating the new dwelling. The proposal complies with the economic objective of sustainable development.
- b) a social objective – the proposal allows for the creation of a self-build dwelling which helps to expand upon the variety and type of dwellings available. The proposal complies with the social objective of sustainable development.

- c) an environmental objective – the proposal makes efficient use of land and no harm will result to the visual amenities of the countryside landscape. The proposed dwelling will also be built to a high standard of design and energy efficiency. The proposal complies with the environmental objective of sustainable development and HDPF policies 36 (Appropriate Energy Use) and 37 (Sustainable Design and Construction).

7.0 LAYOUT, DESIGN & APPEARANCE

Design and Landscape

7.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).

7.2 In addition to the above, HDPF policies 32 and 33 set out the Council's criteria in respect of the quality and design of new development. Policy 32 requires a:

'High quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development'.

7.3 Policy 32 also sets out criteria including (inter alia) the need for development to provide for a functional, accessible, safe and adaptable environment, that it should complement the local distinctiveness of the area and contribute to a sense of place.

7.4 In this respect, careful consideration has been given to the design of the proposed dwelling in order to respect the character of the site and its location within the countryside and to overcome the Council's previous objections. The proposed dwelling and garage are of a high quality of design and there is as such no conflict with the requirements of HDPF policy 32 or the intentions of the NPPF as described.

7.5 HDPF Policy 33 sets out the Council's 'Development Principles'. This policy is addressed as follows:

In order to conserve and enhance the natural and built environment developments shall be required to:

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;***

7.6 As set out, proposal makes efficient use of land and there will be no encroachment into undeveloped countryside beyond the well-defined boundaries of the site. The proposal complies with criterion 1.

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

7.7 The proposed replacement dwelling is sited sufficiently away from other residential development along Bashurst Copse and it is designed and orientated to ensure that no harm will be caused to neighbouring residential amenity by way of any harmful loss of privacy, overbearing appearance or loss of light. The Council raised no objections in respect of residential amenity under application DC/25/0642 and the proposal complies with criterion 2.

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout

and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

7.8 The proposed dwelling is of an appropriate scale, massing and height and large areas of the site will remain undeveloped and open as existing. The proposed dwelling is of a high standard of design and which will improve the character and appearance of the site. There are a variety of house types and designs within the vicinity and the proposal respects the spacious feel and low density pattern of development.

7.9 The positioning of the proposed garage is in the same location as the existing and although larger, it will not appear unduly prominent from the lane. The proposal complies with criterion 3.

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the

recommendations/policies of the relevant Design Statements and Character Assessments;

7.10 The proposed dwelling is attractive and distinctive in character which respects the appearance of the site and surroundings, including the topography and views from the lane. The proposal complies with criterion 4.

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

7.11 The proposed materials comprise details as set out in the 'Mood Board; included with this application. These materials are of a high quality and are appropriate to the rural setting particularly given the variation in use of building materials within the vicinity of the site. There is as such no conflict with criterion 5 and the information submitted with this planning application addresses the requirements of condition 5 of application DC/25/0642 (materials).

6. Presume 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;

7.12 The specific details of hard and soft landscaping can be agreed by condition however it is intended that the site retains as much of a natural appearance as possible. The proposal complies with criterion 6.

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

7.13 The design of the proposed dwelling is appropriately laid out to ensure sufficient daylighting. It will also be well insulated and energy efficient in accordance with Building Control standards. The proposal complies with criterion 7.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

7.14 There is more than sufficient car parking (and turning) space on site for the proposed dwelling (at least three spaces plus the garage). The proposal complies with criterion 8.

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area, and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public amenity areas by occupants of the site;

10. Contribute to the removal of physical barriers; and

11. Make a clear distinction between the public and private spaces within the site.

7.15 The application site is safe and secure having regard to criterion 9 and there are no implications in respect of criteria 10 and 11. Overall the proposal complies with the design advice of the NPPF together with HDPF Policies 32 and 33 and policy 12 of the draft Neighbourhood Plan.

Heritage

7.16 Due to the age and character of the existing dwelling, Bowood, this planning application is accompanied by a Heritage Statement which assesses the historical significance of the dwelling.

7.17 Paragraph 3.4 of the Heritage Statement provides a detailed description of the dwelling including its construction type and materials. It notes that the dwelling is in a considerable state of disrepair and that although it is an early 20th Century building, it is not a Locally Listed building and it is not situated within a Conservation Area. It also notes that other 1930's dwellings

within the wider development of Bashurst Copse have subsequently been replaced with alternative style dwellings and that the Council has previously granted planning permission for the demolition and replacement of Bowood with a new dwelling.

- 7.18 The Case Officer's report for application DC/25/0642 and DC/17/1736 raised no objections in respect of heritage. In particular under application DC/17/1736, HDC Conservation did not consider the existing dwelling to be so significant that it should be considered a heritage asset. The proposal therefore complies with the heritage requirements of the NPPF and HDPF policy 34.

Biodiversity and Trees

- 7.19 NPPF paragraph 185 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 193 states that when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly

exceptional reasons and a suitable compensation strategy exists. Similarly, HDPF policy 31 requires the protection and enhancement of biodiversity.

- 7.20 As before, this planning application is accompanied by Preliminary Ecological Appraisal Report (PEA) and Bat Survey.
- 7.21 The PEA comprises desk study research together with a site appraisal. The PEA recommended that two bat emergence surveys be carried out to establish the likely presence/absence of bats. The PEA also provides mitigation measures in respect of the ancient woodland, badgers and other mammal burrows, habitat of principle importance, hedgehogs, nesting birds, main reiver pollution prevention and reptiles. Ecological enhancements are suggested.
- 7.22 The Bat Survey Report subsequently finds that bats are considered to be likely absent from the existing dwelling and as such, the **'development is reasonably unlikely to result in harm to individual bats or adversely impact bat roosts. Therefore, the development will be compliant with the**

legislation and planning policy outlining the protection of bats' (paragraph 8.1.1).

7.23 The Case Officer's report for application DC/24/1736 states that **'In relation to ecology and protected species, the relevant conditions, as recommended by the ecologist would be secured, were the application supportable in all other matters'**. No new comments were provided in respect of application DC/25/0642 (the Case Officer's report references the DC/24/1736 comments) and the proposal raises no adverse implications in respect of protected species and HDPF policy 31.

7.24 In respect of Biodiversity Net Gain (BNG), the Case Officer's report for application DC/25/0642 confirms that the proposed development is exempt from having to demonstrate a 10% BNG on the basis that **'The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024'**.

7.25 Having regard condition 6 of application DC/25/0642 (biodiversity enhancements), this application is accompanied by a Biodiversity Enhancement Layout (Barry Holdsworth Ltd, 02

September 2025) for biodiversity enhancements as listed in the Preliminary Ecological Appraisal (Arun Ecology, September 2024).

7.26 This information includes detailed designs for biodiversity enhancements including composition of wildflowers and grasses, an Enhancement Grassland Management Plan, Planting Schedule, a Maintenance Schedule and Biodiversity Enhancement Layout Plan.

7.27 It is confirmed that these enhancements will be implemented in accordance with the approved details prior to occupation and all features will be retained in that manner thereafter. The proposal therefore satisfies the requirements of condition 6 of application DC/25/0642.

7.28 In respect of trees and the Ancient Woodland amended information was provided with application DC/24/1736 (and re-submitted with this revised proposal) to address the Council's second reason for refusal.. As a result, the Ancient Woodland will be protected in accordance with HDPF policy 31.

7.29 In addition, information is included with this planning application to address condition 3 of application DC/25/0642 in reference to the confirmed locations and details of all service facilities and required ground excavations demonstrating compliance with the proposed landscaping proposals and Arboricultural Method Statement.

Water Neutrality

7.30 The application site falls within the Sussex North Water Supply Zone where Natural England in a Position Statement advised that water abstraction cannot be concluded to result in no adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites.

7.31 In response, the Council previously advised that in the case of other developments where an increase in water consumption is more likely, planning applications would be required to be submitted with a Water Neutrality Statement setting out the strategy for achieving water neutrality within the development.

7.32 A Water Neutrality Statement was therefore submitted with planning application DC/25/0642 which was accepted by the Council and conditions 7, 8 and 9 of the application relate to the implementation of water neutrality measures.

7.33 However, these conditions (specifically conditions 7 ii, 8 and 9) are no longer necessary since the Council since the withdrawal of Natural England's former Position Statement on water neutrality. As confirmed on the Council's website,

'This follows agreement between Natural England, Southern Water and the Environment Agency that a reduction in the licence cap on water abstraction will ensure with sufficient certainty that development will not adversely impact the protected Arun Valley habitats. This is the primary element of interest to local authorities in making decisions regarding relevant plans or projects, as it removes the connection between abstraction and growth'.

7.34 Natural England has now advised that issues of water abstraction can be addressed without requiring individual developments to demonstrate water neutrality. There is no need for water neutrality statements, no payments to SNWCS and no bespoke conditions or s106 obligations requiring water neutrality to be demonstrated.

7.35 Following Natural England's updated position, the Council remains mindful that the area remains one of having significant water stress and as a result ***'all applications for new housing will be required by condition to comply with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework'***. This standard limits water consumption to 110 litres per person per day. In respect of existing permissions, the Council's guidance confirms that:

'For applicants who have existing planning permissions with conditions and s106 obligations requiring compliance with bespoke water neutrality mitigation, we will consider applications under s.73 of the Town and Country Planning Act to remove those conditions, and any associated applications to vary or discharge any relevant s106

obligations. If your permission is for new dwellings, we will instead apply a condition requiring compliance with the Building Regulations Part G Optional Technical Standard referred to above. This is the same condition we applied to all new dwellings prior to the 2021 Position Statement'.

7.36 Accordingly, there is now no requirement for the Council to re-apply conditions 7 ii, 8 and 9 of application DC/25/0642 to this present proposal. Instead, these conditions may be replaced with a condition requiring compliance with the Optional Technical Standard of Building Regulations Part G (110 litres of water per person per day) (i.e. part i of condition 7 of application DC/25/0642 is now the only part still relevant).

8.0 ACCESS AND CAR PARKING PROVISION

- 8.1 The NPPF sets out at paragraph 116 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.2 HDPF Policy 40 requires (inter alia) new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel. HDPF Policy 41 states (inter alia) that adequate car parking must be provided within new developments.
- 8.3 The proposed dwelling will be accessed from the lane to the front of the property and via the existing vehicle access. There will be space available for the parking and turning of at least three vehicles (plus space within the proposed garage) in accordance with HDPF policies 40 and 41 and draft Neighbourhood Plan policy 15.

- 8.4 The Council raised no objections in respect of access and car parking under planning application DC/25/0642. In particular, the Case Officer's report states:

'In accordance with the LHA, the LPA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal'.

9.0 CONCLUSIONS

- 9.1 This Statement supports the proposal for the construction of a replacement dwelling with a detached double garage/garden store at Bowood, Bashurst Copse, Itchingfield. This planning application is submitted as a resubmission of application DC/25/0642 for a similar proposal which was permitted on 15 August 2025.
- 9.2 This planning application seeks permission for an amended design replacement dwelling, to now incorporate living accommodation within the roof space. In addition, information is submitted in respect of conditions 3 (underground services), 5 (materials) and 6 (biodiversity enhancements) of application DC/25/0642 so that it is now not necessary to apply similar conditions to require the submission of this information at a later date.
- 9.3 Furthermore, as planning applications such as this are now no longer required to demonstrate water neutrality, conditions 7 ii, 8 and 9 of application DC/25/0642 are now not relevant to apply. Instead, only a condition based on condition 7 i (requiring

compliance with the Optional technical Standard of Building Regulations Part G to limit the water usage of the new dwelling to no more than 110 litres per person per day) remains applicable based on the Council's most recent guidance in accordance with HDPF policy 37.

- 9.4 The application site is located within the countryside where development is restricted unless certain circumstances apply. In this case, HDPF policy 28 permits the construction of replacement dwellings within the countryside. It is demonstrated that the new dwelling remains of an appropriate scale having regard to the character and appearance of the site and area and that it is not disproportionately larger than the existing.
- 9.5 The proposed dwelling will not result in any significant or harmful encroachment into areas of the site that are presently undeveloped and open. Furthermore, the boundaries of the site are well defined and the new dwelling will not appear unduly prominently or harmful to any countryside views. Most notably, the replacement dwelling will be viewed in the context of the built

surroundings which predominantly comprises detached, two storey dwellings set within large and well landscaped plots.

- 9.6 The proposed dwelling, like the permitted dwelling, it still is of a high quality, traditional Sussex farmhouse style design and it complies with the provisions of HDPF policies 26, 28, 32 and 33 in this regard.
- 9.7 It is further demonstrated that the existing dwelling is not a non-designated heritage asset or a locally listed building, that no harm will be caused to neighbouring residential amenities, protected species or Ancient Woodland. Appropriate car parking and vehicle access is provided.
- 9.8 Paragraph 39 of Framework sets out that decision makers at every level should seek to approve applications for sustainable development wherever possible. In this case it is demonstrated that the proposal complies with the relevant provisions of the NPPF, the HDPF and the Neighbourhood Plan and planning permission should therefore be granted.