



n.j.a town planning Ltd

APPLICATIONS & APPEALS SERVICES

Conversion and extension of a redundant agricultural barn to form a residential dwelling with change of use of land from agricultural to residential to form a curtilage to the dwelling.

**THE OLD DAIRY, HOME FARM,
COWFOLD ROAD, COOLHAM
RH13 8QJ**

**PLANNING, DESIGN AND
ACCESS STATEMENT**

January 2025



CONTENTS	PAGE
1.0 INTRODUCTION	3
2.0 PHYSICAL CONTEXT	4
3.0 PLANNING HISTORY	6
4.0 PLANNING POLICY	7
5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	18
6.0 LAYOUT, DESIGN & APPEARANCE	28
7.0 INFRASTRUCTURE	34
8.0 ACCESS AND CAR PARKING PROVISION	34
9.0 CONCLUSIONS	35

1.0 INTRODUCTION

1.1 Planning permission is sought for the change of use of an existing barn to form a residential property (as previously approved) together with a modest extension to the west elevation to provide additional accommodation. Included in the application is also the change of use of land about the building from agricultural to residential to form a defined curtilage for parking, access and private amenity.

1.2 This supporting Planning, Design and Access Statement has been prepared to address issues of design and access as well as relevant planning policy, having regard to guidance set out from the Department of Communities and Local Government. Details of the proposal are set out having regarding 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.

1.3 The Council is asked to consider this Statement (alongside the submitted plans) which demonstrates that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant planning permission.

2.0 PHYSICAL CONTEXT

2.1 The application site comprises a parcel of land positioned to the north of Home Farmhouse and accessed via an existing driveway from the A272 Cowfold Road. The site is positioned within a countryside location outside of any settlement policy boundary and predominately within an agricultural landscape on the eastern periphery of Coolham, approximately 260m from the village centre therefore is in very close proximity to the settlement.

2.2 The site sits to the north of the cluster of former agricultural buildings associated with Home Farm since converted to residential dwellings. The site extends to the northeast being laid to grass and hardstanding and contains a single building which originally, and last, used for agricultural purposes, known as The Old Dairy. The building has prior approval to convert to a residential dwelling and comprises a timber frame externally clad in timber weatherboarding sitting under a pitched roof covered with galvanised sheets.

2.3 The site does not sit within immediate proximity to any public rights of way, the nearest being positioned some distance to

the south of the settlement. The site is additionally outside of any area at risk from fluvial or pluvial flooding having regard to Environment Agency flood risk maps. The property is also not located within any area designated for its ecological interests and contains no Tree Preservation Orders. In addressing heritage assets, the site is not in a Conservation Area and is not within the setting of any listed building or other heritage asset.

2.4 The images below confirm the site location and illustrate the building subject of the application and its immediate surrounds.



The Old Dairy

West and north elevations



West and south elevations



East elevation

3.0 PLANNING HISTORY

3.1 The application site lies in the administrative area of Horsham District Council for planning purposes. A search of the online planning register reveals the following planning history for the site:

- DC/24/1053 - Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3). Prior Approval Granted 2 September 2024.
- DC/21/1847 – Erection of single storey side extension. Permission granted 18 October 2021.
- DC/20/0820 – Conversion of barn to form dwelling. Permission granted 22 July 2020.
- DC/18/0783 - Demolition of existing Old Dairy building and erection of a detached two storey dwelling with associated landscaping. Permission refused 08 June 2018. Appeal dismissed 19 November 2019.
- DC/09/1997 – Conversion of existing dairy into 2-bed residential unit. Permission refused 20 January 2010.
- SP/01/1991 – Conversion of existing dairy into a dwelling. Permission refused. Appeal dismissed 27 March 1991.

4.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

- 4.1 The NPPF reinforces its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***“the purpose of the planning system is to contribute to the achievement of sustainable development.”*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development “Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”
- This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.
- 4.4 Paragraphs 10 – 14 of the NPPF set out how sustainable development should be at the heart of the Framework and that a presumption in favour of sustainable development should apply in decision-taking processes. This is pertinent to the consideration of this planning application.
- 4.5 It is stated within Paragraph 11 that where there are no relevant development plan policies which are most important for determining the application are out-of-date, permission should be granted unless:
- ‘i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed, or***
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use***

of land, securing well-designed places and providing affordable homes, individually or in combination’.

The requirements of paragraph 11 of the NPPF are pertinent to this application having regard also to the associated Footnotes.

4.6 Paragraph 12 of the Framework states that ‘***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’.***

4.7 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that ‘**Local planning authorities should approach decisions on proposed development in a positive and creative way.’**

4.8 Chapter 5 addresses the supply of new homes. This sets out that the Government has the objective to boost supply through strategic policies that identify sufficient housing land to come forward that is deliverable, suitable and available. In particular the NPPF identifies that ‘***small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly’.***

4.9 It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore reinforces the need to take a positive and proactive approach to increasing the supply of housing. The NPPF makes it clear that a key objective of the Government is to ‘***significantly*** boost the supply of housing. In this respect, the Framework requires local planning authorities to identify a supply of specific, deliverable sites for housing for years 1-5 of their local plan period together with specific, deliverable sites or broad locations for growth for years 6-10 of the plan (and where possible for years 11-15).

4.10 The NPPF provides guidance on rural housing advising that ‘***In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.’*** Paragraph 83 is also relevant to this application when it states; “***To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.’***”

- 4.11 Paragraph 84 addresses the issue of isolated homes and sets out that *“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply”*. This proposal is not deemed to result in isolated homes in this countryside location due to the proximity to existing properties and short distance to Coolham, therefore the exceptional circumstances set out within Paragraph 84 would not apply.
- 4.12 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.
- 4.13 In assessing development proposals, the NPPF states that it should be ensured that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.
- 4.14 Chapter 11 requires that development makes effective use of land advocating 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”*.
- 4.15 This drive to make effective use of land is continued within where the NPPF seeks to *‘promote and support development of under-utilised land and buildings, especially if this would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively)...’*. Paragraph 126 also requires that local planning authorities *‘...take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs’*.
- 4.16 A key message from Chapter 11 is that a positive approach should be taken to applications for alternative uses ensuing that *‘Planning policies and decisions should support development that makes efficient use of land...’*.
- 4.17 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. The NPPF sets out that *‘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’.

4.18 Paragraph 135 sets out a number of tests for achieving high quality development which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character, including the surrounding landscape setting.

4.19 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’.

4.20 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’.**

4.21 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 187 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity.

4.22 This is continued within paragraph 192 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm and afford special consideration to the loss of, or deterioration of irreplaceable habitats. Encouragement is given to incorporating biodiversity enhancements in and around new development.

National Planning Practice Guidance (NPPG) (2014)

4.23 The NPPG is to be read alongside the NPPF - it recognises the key role of rural housing and confirms at Paragraph 001 (Reference ID:50-001-20140306) that 'A thriving rural community in a living, working countryside depends, in part, on retaining local services and facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities'.

Local Planning Policy

4.24 Local planning policy is set out in the Horsham District Planning Framework (HDPF) for the period 2011 – 2031 which took effect on the 27 November 2015. The HDPF establishes the planning strategy for the District (outside of the South Downs National Park). Additionally forming part of the development plan is the Shipley Neighbourhood Plan 2019-2031 made in August 2020.

Horsham District Planning Framework (HDPF)(2015)

4.25 The relevant policies for this development are considered to be:

- Policy 1: Strategic Policy: Sustainable Development
- Policy 2: Strategic Development

- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 15: Strategic Policy: Housing Provision
- Policy 24: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 32: 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: Flooding
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.26 *Policy 1: Sustainable Development* – states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. As such, planning applications that accord with the policies in the new Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.27 *Policy 2: Strategic Development* – development will be focused in and around the key settlement of Horsham and in accordance with the identified settlement hierarchy in the District. The policy encourages the effective use of land by reusing land that has been previously developed (brownfield).

4.28 *Policy 3: Development Hierarchy* – states that development will be permitted within the towns and villages which have defined built-up area areas. The policy sets out a settlement hierarchy.

4.29 *Policy 4: Strategic Policy: Settlement Expansion* – the growth of settlements across the District will be supported in order to meet identified local housing, employment and community needs subject to the following criteria:

- 1. 'The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.**
- 2. The level of expansion is appropriate to the scale and function of the settlement type.**
- 3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will**

assist the retention and enhancement of community facilities and services.

- 4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and**
- 5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced'.**

4.30 *Policy 15: Strategic Policy: Housing Provision* – Provision is made for the development of at least 16,00 homes and associated infrastructure within the period 2011-2015. This includes at least 2,500 new homes on land to the north of Horsham and 750 windfall units.

4.31 *Policy 24: Environmental Protection* promotes appropriate re-use of sites and requires the improvement of natural features, as well as minimising air pollution and greenhouse gas emissions.

4.32 *Policy 25: The Natural Environment and Landscape Character* ensures that new development protects, conserves

and enhances the landscape, maintains biodiversity and safeguards existing designated sites.

4.33 *Policy 26: Countryside Protection* protects the rural character of the countryside from inappropriate development by requiring that new proposals are of an appropriate scale and do not result in a significant increase in activity in the countryside.

4.34 *Policy 32: The Quality of New Development* – requires a high quality and inclusive design for all developments within the District. Development should be (inter alia) attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and spaces themselves.

4.35 *Policy 33: Development Principles* – sets criteria for new development, to include (inter alia) making efficient use of land, prioritising previously developed land, ensuring no harm will result to the amenities of occupiers/users of nearby properties and by ensuring that the scale, massing and appearance of development is a high standard of design. High standards of building materials, finishes and landscaping should also be included and consideration given to maximising sunlight and passive solar energy.

4.36 *Policy 35: Strategic Policy: Climate Change* – development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meet the District’s carbon reduction targets.

4.37 *Policy 36: Strategic Policy: Appropriate Energy Use* – all development will be required to contribute to clean, efficient energy in Horsham.

4.38 *Policy 37: Sustainable Construction* – proposals must seek to improve the sustainability of development. All new development will be required to provide satisfactory arrangements for the storage of refuse and recycling.

4.39 *Policy 38: Strategic Policy: Flooding* – development proposals will follow a sequential approach to flood risk management. Drainage techniques should be used that mimic natural drainage patterns and manage surface water as close to its source as possible.

4.40 *Policy 41 – Parking* requires consideration of the parking requirements and facilities provided within new development, which should meet the needs of anticipated users.

Horsham District Local Plan 2023-2040

- 4.41 The Horsham HDPF 2015 is under review with preparation of the Horsham District Local Plan 2023-2040 which was submitted to the Planning Inspectorate on Friday 26 July 2024. Examination commenced in December 2024. However, further examination was cancelled at the decision of the Inspector on the 16 December 2024 stating that '**I have significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas**'. No further update on this position has since been posted on the Council's website.
- 4.42 At this stage, whilst weight was the weight to be afforded to the draft Local Plan was concurrent with the stage to which the emerging Local Plan had reached, the question over the soundness of the Regulation 19 version is in question.
- 4.43 The Regulation 19 version nevertheless represents an emerging direction for a future planning policy context which is better aligned with the NPPF given that the NPPF post-dates the adoption of the Horsham District Planning Framework. The new Local Plan will in time set out updated

policies for the District although at this draft stage, the following emerging policies are considered relevant to the proposal:

- Policy 1: Sustainable Development
- Policy 2: Development Hierarchy
- Policy 13: The Natural Environment and Landscape Character
- Policy 14: Countryside Protection
- Policy 17: Green Infrastructure and Biodiversity
- Policy 19: Development Quality
- Policy 20: Development Principles
- Policy 24: Sustainable Transport
- Policy 25: Parking
- Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses.

Shipley Neighbourhood Plan 2019-2031

- 4.44 Relevant policies of the Shipley Neighbourhood Plan to this proposal comprise:
- Ship HD1: New Housing Development
 - Ship HD2: Housing Mix
 - Ship HD3: High Quality Design

4.45 Policy Ship HD1 (New Housing Development) requires new housing to comprise infilling within gaps or on previously developed land, nor result in the outward extension of the villages or provide affordable housing. The design of new housing additionally needs to reflect the scale and density of existing housing and respond positively to design guidance.

4.46 Policy Ship HD2 (Housing Mix) requires applications for new housing to respond to local housing need, to include two and three-bedroom units, as well as affordable housing where applicable.

4.47 Policy Ship HD3 (High Quality Design) sets out that proposals are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance.

Relevant Legislation

4.48 In considering the issue of the principle of the proposed development it is first necessary to 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).

4.49 Specifically, section 70 (2) of the Town and Country Planning Act 1990 states:

"In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations."*

4.50 More recently, 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."

4.51 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 (Stratford on Avon v SSCLG [2014] JPL 104). 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.

4.52 The Courts have also emphasised that a planning authority is not obliged to slavishly adhere to the development plan and should apply inherent flexibility: Cala Homes (South) Limited v SSCLG [2011] JPL 1458 and Tesco Stores Ltd v Dundee City Council [2012] 2 P.&C.R. 9. Other material considerations are particularly pertinent to the determination of this planning application in the absence of a five year housing land supply.

4.53 More recently in Corbett v Cornwall Council [2020] the appeal court Judge emphasised the importance of considering the plan as a whole when he said;

'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'.

4.54 In addition to the Case Law, 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'.***

4.55 In respect of what constitutes a material planning consideration, the PPG states that this is one that is relevant to making the planning decision and that the scope of what can constitute a material consideration is very wide. However, in general, the Courts have taken the view that planning is concerned with land use and public interest, so that the protection of only private interests (such as the impact of a development on the value of e neighbouring property or loss of private rights to light) could not be material considerations.

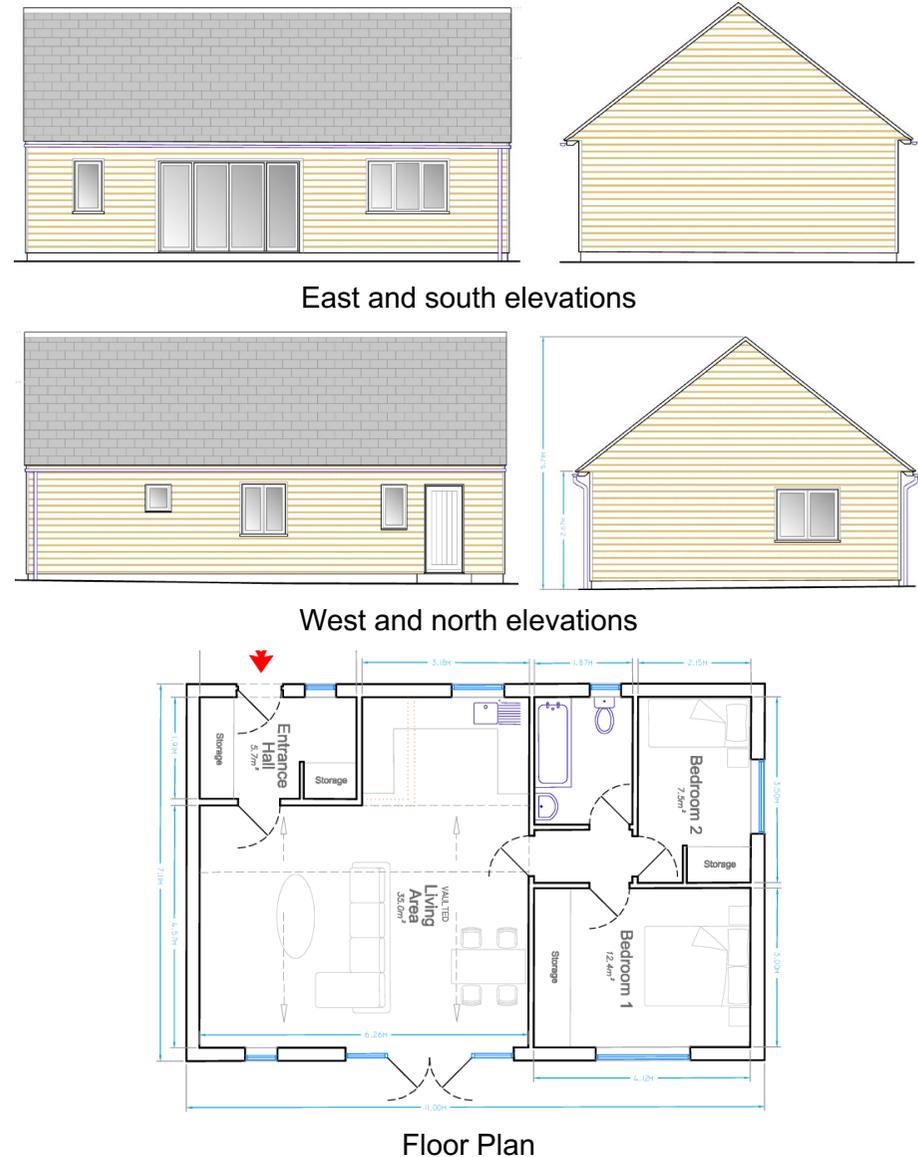
4.56 Importantly, the NPPF sets out a presumption in favour of sustainable development and this Planning Statement confirms

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.

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

- 5.1 The development comprises the creation of a three-bedroom dwelling through the conversion of an existing agricultural barn with its extension to provide enlarged accommodation. The extension to the west elevation would retain the existing single storey height of the property providing a car port with an en-suite above which in turn would serve a bedroom provided within the loft space. To provide the property with a curtilage, land currently in an agricultural use will also be changed to residential to provide on plot parking, circulation and private amenity space.
- 5.2 The site already benefits from the grant of Prior Approval for the creation of a two-bedroom property through the conversion only of the existing barn under the LPA reference of DC/24/1053. Approval was granted in September 2024 and therefore remains extant and capable of implementation.

Figure 1: Approved scheme under DC/24/1053



Principle of development

5.3 Planning law requires that applications for planning permission must have regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, states

"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."

5.4 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). Paragraph 11 states that 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 policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits'

when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 d).

5.6 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 (Stratford on Avon v SSCLG [2014] JPL 104). 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.

5.7 The Courts have emphasised that a planning authority is not obliged to slavishly adhere to the development plan and should apply inherent flexibility: Cala Homes (South) Limited v SSCLG [2011] JPL 1458 and Tesco Stores Ltd v Dundee City Council [2012] 2 P.&C.R. 9.

Housing Land Supply

5.8 There is an acute housing shortage in England. The Government's Housing White Paper (Fixing our Broken Housing Market, 2017) set out measures for reform to increase housing supply and to stop the decline in housing affordability. More recently the Planning White Paper (Planning for the Future, 2020) carried out consultation on proposals to reform the

planning system to ensure that more land is available for development where it is needed and proposes a national housing target of 300,000 per year. However, in the short term it remains the case that there is presently a housing crisis nationally where large numbers of new homes are needed. Therefore, some flexibility in the application of planning policy is important particularly as the NPPF should be viewed as a whole with all material planning considerations taken into account.

- 5.9 The NPPF at paragraph 61 states that 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.
- 5.10 Paragraph 72 of the Framework further requires local planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. In particular, planning policies should identify a supply of specific, deliverable sites to meet 5 years' worth of housing provision.
- 5.11 The Horsham District Planning Framework has a positive approach to encouraging sustainable development that also meets the needs of the community through growth of existing settlements. This includes meeting housing needs whilst also

protecting the natural and built environment. However in the absence of a five-year housing land supply, reduced weight is to be afforded to Policies 2 - 4 which, when taken together sets the development strategy for the district by identifying locations where development should be located.

- 5.12 The Council's proposed housing provision is included at HDPF Policy 15 which states that provision will be made for 'at least' 16,000 homes within the period 2011-2031 - an average of 800 homes per year. The policy sets out that this will be achieved by existing housing completions 2011-2015 (the HDPF was adopted in 2015), homes that are already permitted, strategic housing sites allocated in the plan at Horsham, Southwater and Billingshurst, sites allocated for residential development in Neighbourhood Plans and 750 windfall units.
- 5.13 More recently the Council's latest Authority Monitoring Report sets out a five-year housing land supply for the period of 2023-2028 of 4,555 dwellings. However, there is a current supply deficit of 1,888 units over the five-year period with a stated requirement to provide 911 units per year in the Local Plan area. On this basis, at 1 April 2024, as the latest position, the Council could demonstrate **a land supply of 2.9 years**. As such, the Council is unable to demonstrate a five-year housing land supply against its objectively assessed housing need. This position was recently reinforced in the appeal of Wedgewood

Farthings Hill, Horsham with the decision issued on the 29 November 2024.

- 5.14 In the absence of a five-year housing land supply, the NPPF is clear that a presumption in favour of sustainable development for housing applies, this means approving proposals that accord with an up-to-date development plan without delay. This approach having received judgement at the highest level, by the Supreme Court in the cases of *Suffolk Coastal District Council v Hopkins Homes Ltd* and *Richborough Estates Partnership LP v Cheshire East Borough Council* [2017].
- 5.15 The Supreme Court reinforced that it is a matter of planning judgement as to the weight housing policies are given; however policies affecting housing supply will have reduced weight in the tilted balance given an overriding need to boost the supply of housing - except where the benefits are 'significantly and demonstrably' outweighed by the adverse effects. The judgement considers that, in the absence of a five-year supply of housing land, the decision-taker can apply a tilted balance and proportionally apply weight to secure an adequate supply of housing rather than applying a rigid approach to the development plan.

Presumption in favour of development

- 5.16 With a short fall against the five-year requirement, and with the site lying outside of any settlement policy boundary, paragraph 11 d) of the NPPF comes into play as set out within Paragraph 4.5.
- 5.17 In having regard to Paragraph 11 d) i), the site has a relationship to a protected area of particular importance as set out in Footnote 7, comprising the Arun valley SAC, SPA and Ramsar Sites by virtue of falling within the Sussex North Water Supply Zone as defined by Natural England.
- 5.18 Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. An application will therefore require a Habitats Regulations Assessment and Appropriate Assessment under Section 75 of the Conservation of Habitats and Species Regulations 2017, and supporting information has been submitted to assist with this assessment. This demonstrates that the development can achieve water neutrality thus ensuring that no adverse effect would arise upon the designated sites and thus does not provide any strong reason for refusal.

- 5.19 Attention therefore falls to criteria d) ii. with an assessment of the ‘tilted balance’ where a positive and proactive approach should be taken to support the application having regard to the sustainability objectives set out within the NPPF and the Government’s objective of ‘**significantly** boosting the supply of homes’.
- 5.20 In considering the balance, significant weight should first be attached to the planning history as a material planning consideration in the decision-taking process. The extant prior approval presents a realistic fall-back position of a dwelling being provided in this location outside any settlement policy boundary in any event. Planning permission is only required for this current proposal due to the enlargement of the property where it is pragmatic, both in terms of cost and disturbance, to undertake the works as a single construction.
- 5.21 Notwithstanding the planning history for this unit, the NPPF accepts that development, even residential development, can occur outside of settlement policy boundaries when having regard to Paragraphs 82-84. The NPPF does not require that rural communities, villages or small settlements have to be defined by a built-up area or settlement policy boundary. As such, it is considered that these terms could apply to a meaningful group of buildings such as a hamlet or a ‘village’, with or without facilities and services or access to public transport, despite sitting outside of any defined policy boundary.
- 5.22 Paragraph 80 of the NPPF notably supports development in countryside locations where the site is not located in an ‘isolated’ location and is positioned ‘where it will enhance or maintain the vitality of rural communities’. Only if the location is deemed to be isolated are the exceptional circumstances listed in paragraph 84 criteria a) to e) are then to be considered.
- 5.23 The NPPF however does not define what constitutes ‘isolated’ development. As such, considering whether or a site is ‘isolated’ has to draw upon case law. In supporting this position, the case of Braintree DC v SSCLG [2018] Civ 610 (‘the Braintree case’) which forms a material consideration and afforded particular attention in the assessment of ‘isolation’. This was further reinforced by the case of Bramshill City & Country Bramshill Ltd v Secretary of State for Housing, Communities and Local Government & Ors.
- 5.24 The ruling on the term ‘isolated’ has particular regard to the physical relationship of a site to its surrounding built form in order to determine whether it is ‘far away’ and thus ‘remote’ from a settlement and does not solely refer to the accessibility to services and facilities or public transport. The Old Dairy site is not ‘isolated’ when having regard to case law due to the

relationship to existing built form, comprising residential properties, some of which were derived from the conversion of former agricultural buildings. The property would therefore sit within an existing cluster of dwellings as to consolidate development within the countryside. This presents a benefit to the development which should be afforded weight.

5.25 Paragraph 11 d) ii.as amended in December 2024 directs the consideration of development to also have regard to key policies *'for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination'*⁹.

5.26 In addressing the location, the NPPF does not provide any definition of a 'sustainable location'. The proposal is therefore considered, through reuse of an existing building set amongst a cluster of existing residential properties, to be in a sustainable location. This location for a dwelling was also deemed acceptable when considering the Prior Approval application where the Officer states that 'given this context, the residential conversion is generally considered commensurate to the surrounding uses and acceptable in this regard'. The siting avoids encroachment into the countryside beyond the site boundary for both the siting of the property and its associated curtilage.

5.27 In terms of accessibility to services and facilities, attention is drawn to Chapter 5 of the NPPF which accepts that in providing for housing, opportunity should be given to allow rural communities to thrive and grow and, in supporting villages, there will be an inevitable need to accept use of private cars as a first choice. This accepts that there would be necessary travel to meet day to day needs as already experienced by the occupants of the surrounding properties.

5.28 The nearest services to the site are located within Coolham to the west, and whilst these are limited to a public house and school, they are accessible by foot or cycle with the site linked to the village by a pedestrian pavement. The site is only a short distance to Billingshurst sitting further west, as the nearest defined small town/larger village within the HDPF Policy 3 which can provide day to day services and facilities including access to public transport. To the north east of the site also sits Horsham providing the largest hub for services and facilities in the District.

5.29 Whilst accessing these services and facilities would be reliant on a private car, the reality is that, despite changes in how people live with more home working and extensive online services, the car remains the quicker, safer and more convenient and favoured means for people to go about their day-to-day lives. This even applies in urban areas as a practical reality to carry out day to day activities where public transport

provision can be variable due to viability or has poor connecting routes - this being out of the control of an applicant.

- 5.30 Accessibility by public transport as to facilitate sustainable development, or the difficulties thereof, is also acknowledged by the NPPF where it is stated that ‘...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’. Development in comparatively less sustainable locations should not be precluded where there would inevitably be reliance upon the private car in order to maintain and enhance rural communities. This is no different to the existing situation where journeys made from urban areas to services and facilities could be of a similar distance to that travelled from the development site to the same services and facilities.
- 5.31 In addressing the Paragraph 11 requirement to make ‘effective use of land’, this is achieved through the location and reuse of the existing building. The proposal would comprise only a single unit therefore the density of the site is predetermined. This requirement is therefore met and should be afforded weight.
- 5.32 Paragraph 11 requires development to create ‘well-designed places’. Chapter 6 assesses the proposal against the design policies of the development plan demonstrating that the

proposal would form a well-designed place. In particular, the proposal through provision of a modest unit of accommodation, retention of the agricultural character ensures that the site is well designed. This requirement is therefore met.

- 5.33 The proposal would not provide an ‘affordable home’ against the definition of ‘affordable housing’ provided within the NPPF such as subsidised housing or housing for social rent. However, it would provide a smaller unit of accommodation meeting a local housing need for three-bedroom units as a small family dwelling or for downsizing given the accessible layout with opportunity for ground floor living.
- 5.34 In addressing the principle of development against the NPPF paragraph 11, it is accepted that the location outside of a settlement boundary weighs against the proposed development as an adverse impact. However, this location has to be balanced having regard to the planning history, the absence of harm to the character and appearance of the location, the access to public services and facilities as well as the creation of a windfall development that would provide a small but valuable contribution towards the provision of much needed new homes within the District and can be built out relatively quickly.
- 5.35 It can therefore be demonstrated that when assessed against the Framework as a whole, has benefits which outweigh the

impacts. A presumption in favour of the development whereby there is no other clear reason for refusing the development should be applied.

Shipleigh Neighbourhood Plan

5.36 The policies of the Shipleigh Neighbourhood Plan additionally form part of the development plan for the area against which proposals need to be considered. Policy Ship HD1 (New Housing Development) additionally provides opportunity to positively consider this proposal in the decision-taking process. The criteria to this policy are set out and responded to below.

Policy Ship HD1: New housing development

Applications for housing developments within Shipleigh and Coolham villages, and Dragons Green and Brooks Green hamlets, will be considered favourably where the proposals meet all of the following criteria:

1. The proposed development is for an infill gap, or on previously developed land, within the continuity of existing buildings.

5.37 The Old Dairy is located within the wider periphery of the village of Coolham and would comprise a development that forms an infill within an existing cluster of residential properties adding to the continuity of existing buildings within this cluster of

properties. Whilst the site does not comprise 'previously developed land' by virtue of the last use, it has to be acknowledged that agricultural activities at this site have since ceased.

2. The proposed development will not result in the outward extension of the villages or hamlets onto greenfield land.

5.38 The conversion of this existing building and its extension requires no outward extension of the site into surrounding agricultural land beyond the existing defined boundaries.

3. The proposed development delivers new affordable housing.

5.39 Whilst not providing 'affordable housing' as defined within the NPPF, a smaller unit is proposed that can meet the lower price thresholds on the market as to be more 'affordable' to those persons requiring a smaller dwelling in this area.

4. The proposed development reflects the scale and density of existing development in the village or hamlet where it is located.

5.40 The property, by virtue of its origins as a conversion, together with a modest extension would be retained at a scale that is commensurate to its location and would reflect the density of its surrounding development. By incorporating a car port into the design would also negate the need for any future garage to provide cover for a vehicle.

5. The proposed development responds positively to Shipley Parish Design Guidance in Appendix 2 of the Neighbourhood Plan.

5.41 The proposal responds positively to the Shipley Parish Design Guidance as set out within Chapter 6 of the Design and Access Statement.

5.42 It can be concluded that the development meets the requirements of Policy HD1 of the Neighbourhood Plan.

Sustainable Development

5.43 The proposal complies with the principles of sustainable development set out in the NPPF. This includes the three key objectives – economic, social and environmental addressed as follows:

a) an economic objective – the proposal will make a contribution to the local rural economy by providing a small property that would be occupied by the operators of a local

business in close proximity. The proposal will additionally make a small contribution to the local building industry and associated trades by creating the new dwelling, with use by future occupiers contributing towards local services and facilities. There is also likely to be local spending as a new homeowner makes a house their home.

b) a social objective – the proposal provides the creation of a small family sized dwelling that will make a modest but important contribution to the supply of new homes within the District, and choice in the local market. The proposal complies with the social objective of sustainable development.

c) an environmental objective – the proposal makes efficient use of an existing area of land. No harm will result to the visual amenities of the landscape or to the setting of the surrounding countryside. The site would also not harm natural features in the vicinity of the site. To be mindful of climate change, the internal fit out could achieve excellent energy efficiency to further enhance the environmental credentials. The proposal complies with the environmental objective of sustainable development.

5.44 All three strands of sustainable development can therefore be met simultaneously from permitting this development.

Therefore significant weight should be afforded to the presumption in favour of the principle of development as required by the NPPF.

Amount and scale of development

- 5.45 HDPF Policy 33 and the NPPF Chapter 12 seek to ensure an appropriate density of development and that new development respects the character of the surrounding area and site in terms of proportion, form massing, siting, layout, height and scale.
- 5.46 The application site is located in an area that is characterised by low density residential development with dwellings set within plots that contribute to the rural landscape character. The proposed development therefore seeks to provide an amount and scale of development that is commensurate with the character of the built environment within proximity to the site, having regard in particular to the development in closest proximity to the south of the site.
- 5.47 In addition to the limited impact that the site has to the public domain, the development proposes only one modest sized dwelling as a family home. The amount of development has been guided by the site constraints, in particular the existing building to be converted together with the relationship to the neighbouring dwellings and the character of the area. Care has

been taken to ensure that the constraints are respected in order to maintain the quality of the landscape in perpetuity. The development therefore represents a sensitive response to the site and would also contribute to the mix of dwellings in the area and thus the mix of the local community.

6.0 LAYOUT, DESIGN & APPEARANCE

6.1 The NPPF attaches importance to the design of the built environment with good design being a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

6.2 HDPF policy 32 requires high quality design for all development in the District which is similarly a requirement of the Shipley Neighbourhood Plan Policies HD1 and HD3. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.

6.3 The criteria to Policy 33 are set out and individually addressed below to demonstrate that the proposal meets the design requirements.

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;

6.4 The proposal makes efficient use of an area of land that is redundant from an agricultural function and contains a former agricultural building which is to be converted. Whilst the building would be extended, this requires no encroachment into the countryside beyond the existing site boundary and would not result in any overdevelopment of the plot. The proposal therefore respects the site boundaries as a constraint to development. 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;

6.5 The proposed conversion and extension would have no adverse impact upon the amenities of the properties to the south and west of the site. The proposal remains single storey with ground floor views to be contained within the curtilage. Whilst accommodation is provided within the roof space, views would not result in any adverse levels of overlooking as to harm

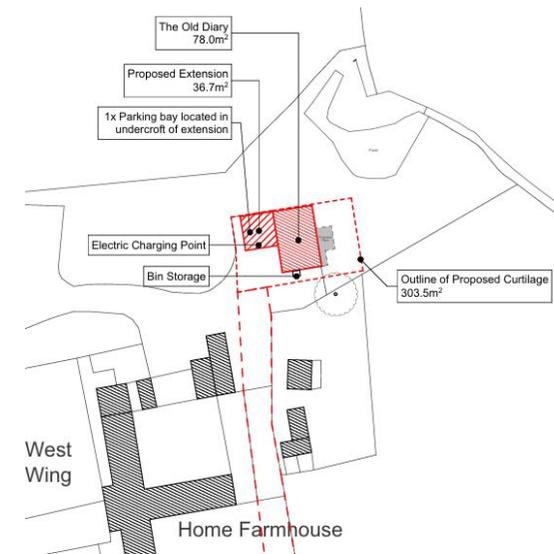
adjacent amenity. Furthermore, there would be no adverse harm upon daylight or sunlight with shade cast by the converted and extended barn falling across its own site.

6.6 The proposal is for only one modest dwelling and would not give rise to adverse levels of noise as to result in severe harm to health and wellbeing or the nearest properties or to the surrounding environment. No harm will be caused to neighbouring residential amenity therefore 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;

6.7 The development is defined by the current scale and massing of the existing barn. The accommodation provided within the conversion is therefore defined by the available space. Whilst the barn is to be extended, this will be a subservient addition to the existing property to ensure that it does not appear out of scale or proportion to the host property or to the site. As such there would be no change to the scale and massing of the building or its layout relative to other development in the vicinity.

Figure 2: Proposed site layout



6.8 The appearance of the property has equally been informed by the existing building in order to retain the current appearance of an agricultural barn. The use of timber weatherboarding and a metalled roof ensures that the resultant property would retain an acceptable form, proportions and appearance and avoids the building appearing any more prominent, or harmful to the visual amenities of the countryside, the skyline or important views.

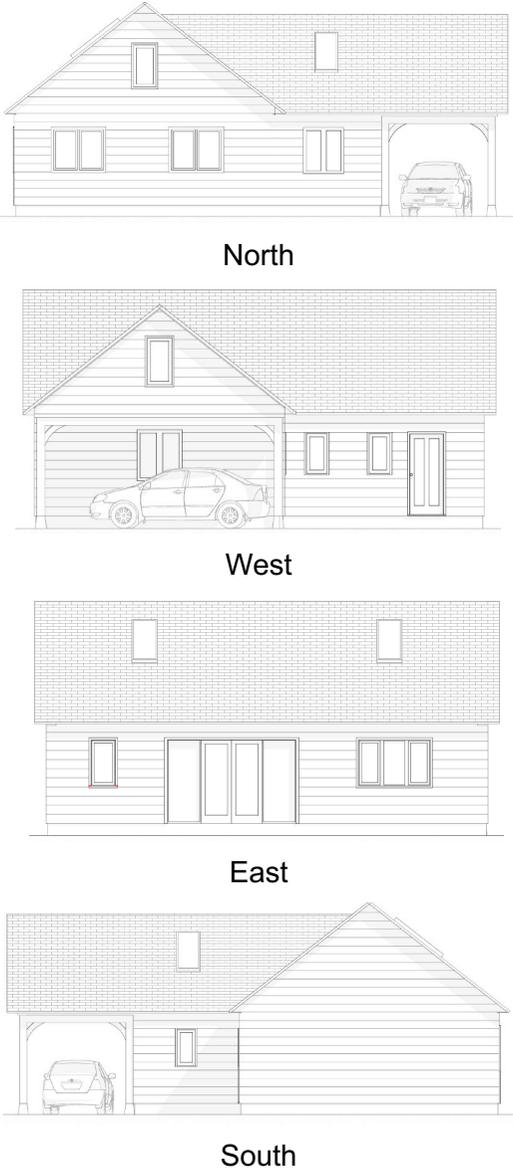
6.9 The development would continue to be sympathetic to the built surroundings, landscape and open spaces and would not impact upon any routes into and out of the site. Due to the

proposal being in keeping with the rural character and appearance of the area, the requirements of criteria 3 are met.

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;

6.10 The development respects the character of the area by ensuring that the resultant dwelling is no more prominent to public vantage points than the existing building. The design and appearance will also accord with the Shipley Design Guidance (2018) through use of the existing shape, form and massing of the building with the use of high quality materials and fenestration. The building would therefore sit comfortably into the landscape and would not be visible to public vantage points on Cowfold Road. There is no conflict with criterion 4.

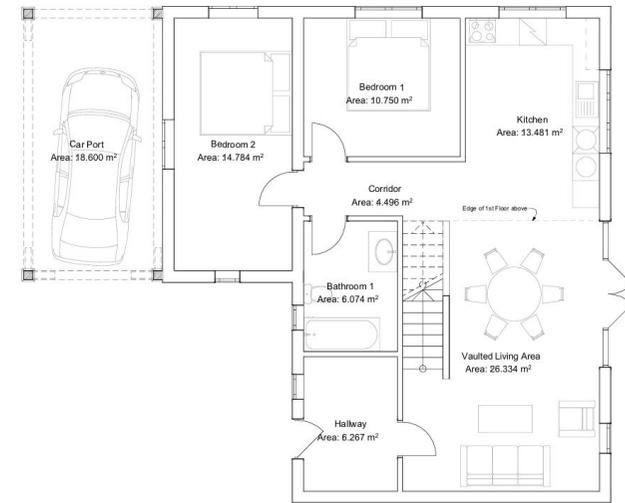
Figure 2: Proposed elevations



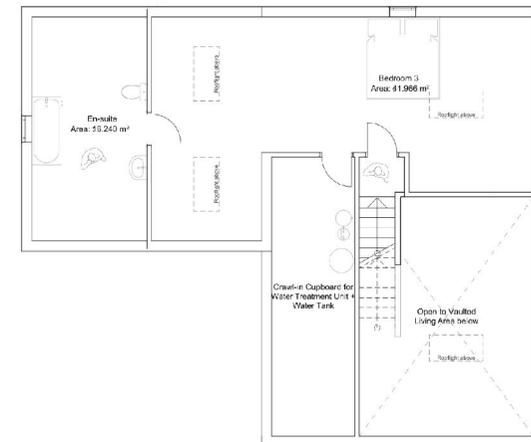
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6.11 The works to deliver the development seek to continue the appearance of the existing property in terms of materials and finishes. The extension would have the external elevations finished in timber weatherboarding sitting under a galvanised metal roof to match into the existing barn to be converted. The materials will be of a high quality and appropriate to the use of the building and its location, commensurate with materials used elsewhere in the locality. This will ensure that a cohesive visual appearance is achieved on the site and that the development would also assimilate appropriately into the landscape.

6.12 The development would be undertaken with application of a high quality level of craftsmanship and the construction would also seek to reduce energy and water consumption through meeting required Building Regulations for energy efficiency and would use appropriate systems and fittings. With no requirement for providing street furniture or public art, the proposal accords with criterion 5.



Ground floor



First Floor

Figure 4: Proposed Floor Plans

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;

6.13 The site is not subject to any Tree Preservation Orders and would not require the removal of any trees that have high public amenity value or any other landscape features. No banks or watercourses are affected by the proposals. The proposal accords 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.

6.14 The orientation of the barn is pre-fixed providing the main outlook facing east into the garden to benefit from morning sun. Thereafter the property will receive optimum levels of morning and afternoon daylighting without overheating thus maximising sunlight and passive solar energy. This orientation would also maximise enjoyment of the outdoor space and whilst shade would be cast eastwards in the afternoons, the garden would still enjoy some direct sunlight. There are no implications in respect of 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;

6.15 The resultant property would not impact the on-plot parking which is set upon hardstanding positioned forward of the property, with one space to be under the canopy of the extension. This space is sufficient also for turning of vehicles ensuring access and egress to the highway in a forward gear. The site would similarly retain adequate space for providing cycle and refuse storage that doesn't impact upon the parking area. 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;

6.16 The application site sits within the proximity of existing properties accessed via a private driveway ensuring that the location is safe and secure. The construction would also incorporate security measures to ensure that the property is safe and secure and the orientation of the property also provides for natural surveillance across its plot.

**10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.**

6.17 The development would bring no change to physical barriers and would also retain the existing distinction between public and private spaces with the plot to remain demarcated to the public domain. Overall it is demonstrated that the proposal complies in full with HDPF Policy 33 as well as Neighbourhood Plan Policies HD1 and HD3.

Natural Environment

6.18 The NPPF requires that local planning authorities should preserve and enhance biodiversity and that new development should adequately mitigate against any potential harm. Similarly HDPF Policies 25 and 33 state that development will not be permitted unless, where relevant, it retains natural

features and includes measures to protect, conserve or enhance the biodiversity of the District.

6.19 The Old Dairy is not located within any designated landscape or in any area designated for protected species. The site does not contain and trees subject to any Tree Preservation Order nor is located within any conservation area.

6.20 It is intended to retain the natural boundaries to the site which provides a natural wildlife corridor, screening to the site and also contributes to landscape character. It is not anticipated that the site contains features of ecological value that will be harmed, but the works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found. There is no conflict with the relevant HDPF policies or advice set out in the NPPF addressing biodiversity, with the proposal also ensuring that the characteristic landscape of the locality would be safeguarded.

6.21 The site sits within an area that is at low risk from fluvial and pluvial flooding and any drainage can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts arise.

7.0 INFRASTRUCTURE

7.1 HDPF Policy 39 is concerned with the infrastructure requirements of new developments. The development would not result in significant impacts upon the demands for local infrastructure services, comprising only a single dwelling. The application has nevertheless been accompanied by the required Community Infrastructure Levy form.

8.0 ACCESS AND CAR PARKING PROVISION

8.1 HDPF Policies 40 and 41 seek to ensure that proposals incorporate safe and adequate means of access and that there is appropriate car parking provision.

8.2 The proposed development would result in the creation of a new planning unit in residential use however would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway. The proposal, as a former agricultural building, would have generated movements associated with agricultural vehicles therefore no new harm arises.

8.3 The site would utilise an existing access from Cowfold Lane which, as confirmed by WSCC as the Local Highway Authority

for the prior approval application, does not give rise to any visibility concerns. In particular it is stated that 'there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern'.

8.4 Parking would be provided on plot which is wholly contained within the planning unit with sufficient space available for the manoeuvring of vehicles serving the property to ensure that highway safety would not be compromised. This area is to be retained for parking in perpetuity. The development would therefore retain sufficient parking to meet the Local Planning Authority's parking standards.

8.5 Secure and covered cycle parking can be provided on site.

9.0 CONCLUSIONS

- 9.1 Planning permission is sought for the conversion of the existing agricultural building together with its extension to create a new three-bedroom dwelling set within a good-sized curtilage created from the change of use of agricultural land.
- 9.2 The site is located within the countryside but is not isolated when having regard to the NPPF and case law. The proposal is located to provide an infill plot that accords with the requirements of Neighbourhood Plan Policy Ship HD1 (New housing development). In the absence of a five-year housing land supply and having regard to the NPPF Paragraph 11, there are no adverse impacts of granting planning permission that would significantly or demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.
- 9.3 For decision-taking, significant weight should also be afforded to the planning history as a material planning consideration where Prior Approval for the conversion of the agricultural barn has been granted. This conversion could be implemented therefore establishing a dwelling in the countryside. Planning permission is only sought due to the enlargement of the barn through a modest extension.
- 9.4 Weight should also be positively applied to the absence of any harm arising from the proposal in terms of scale, massing and appearance, and to the use of materials commensurate to the site and its surroundings which reinforces the traditional form and design. Furthermore, there would be no harm arising to residential amenity, the natural environment, highway safety or to the character of the surroundings.
- 9.5 In sustainability terms, the site would also have a close relationship to the nearest settlements for access to services and facilities, make efficient use of land, provide a modest dwelling to meet local housing needs, will be energy efficient and water neutral. The development provides a windfall unit to contribute towards the local housing shortfall which is deliverable in the short term. The development therefore has full regard to the sensitivities of the location.
- 9.6 The scheme is deemed to be acceptable and therefore the presumption in favour of the principle of development should therefore be applied and planning permission granted.