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PLANNING STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT

**ERECTION OF A SINGLE STOREY DETACHED GRANNY ANNEX TOGETHER
WITH A DETACHED SINGLE STOREY MULTIPURPOSE WORKSHOP AND GYM**

5 KINGSFOLD CLOSE, BILLINGSHURST, RH14 9HG

**D&M REF: 009/26/MS
January 2026**

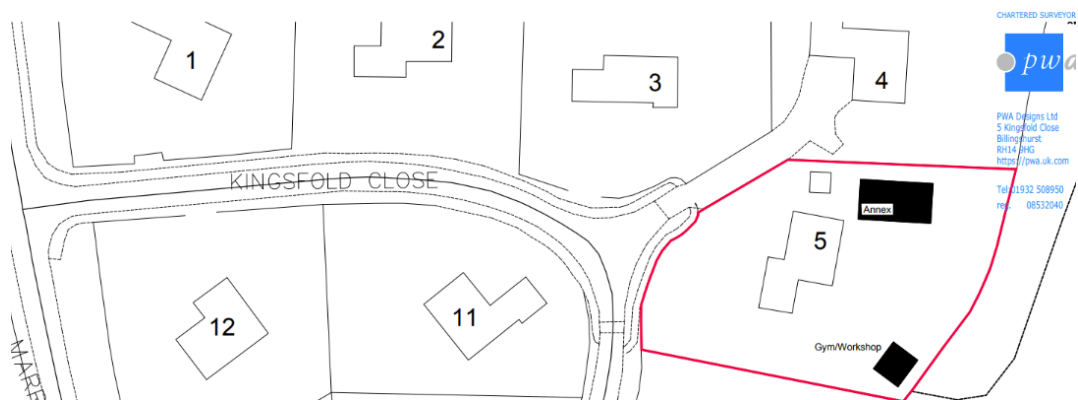
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1.0 INTRODUCTION

- 1.1 D&M Planning Ltd have been instructed by the applicant to prepare this planning statement and to act as agent in regard to the proposal for the erection of a detached granny annex and single storey outbuilding to provide workshop and gym at 5 Kingsfold Close, Billingshurst.
- 1.2 This statement is prepared following the receipt of an invalid letter from the Council to the applicant, reference DC/25/2126.
- 1.3 The application seeks permission for the erection of two buildings: one to provide ancillary accommodation to the host property, the other to provide incidental accommodation. Neither building would result in a material change of use of the land.
- 1.4 The site, as shown on the location plan below, is sustainably located within the defined boundaries to the east of Kingsfold Close towards the south east of the defined Billingshurst settlement.



- 1.5 The application site consists of a detached residential C3 property located within a close containing other such dwellings.
- 1.6 As will be demonstrated, it is our contention that the proposed development would be compliant with the relevant policies of the development plan and would provide

additional ancillary and incidental accommodation for the benefit of existing and future occupiers.

- 1.7 The application does not seek to provide independent accommodation that would result in a change of use of the land but seeks to provide additional provisions to the existing use on site.
- 1.8 This statement covers the site description, the proposal, the relevant policy framework, planning considerations and contextual assessment. It also includes a brief EIA Statement. It will be demonstrated how the proposal accords with the relevant policies of the development plan as well as national planning policy contained within the NPPF.
- 1.9 The Water Neutrality Position Statement has recently been withdrawn by the Council, and this therefore does not form any basis of analysis for the determination of the proposal.
- 1.10 It is our contention that the proposal fully accords with the relevant plans of the development plan and policies within the NPPF and various supporting documents. Accordingly, it is our assertion that planning permission should be granted.

SCOPE OF SUBMISSION

- 1.11 The documents submitted in support of the planning application have been informed by the Council's validation list.
- 1.12 This statement should be read in conjunction with the following documents which are submitted alongside this statement:
 - Application form (including ownership certificates)
 - Site Location Plan
 - Plans and Elevations

STRUCTURE OF PLANNING STATEMENT

- 1.13 The purpose of this statement is to set out the proposed development in further detail and assess the proposals against the relevant national and local planning policies and other material considerations.
- 1.14 This statement will include the sections: EIA statement, site description, planning history, description of proposal, relevant planning history, planning policy, main planning considerations, and conclusion.

2.0 EIA STATEMENT

2.1 The proposed development does not comprise of development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations 2017”). Although the development could be considered to comprise of development contained within Schedule 2, paragraph 10(b), Column 1, namely, “Urban development projects” it does meet or exceed the applicable thresholds and criteria within Column 2, namely:

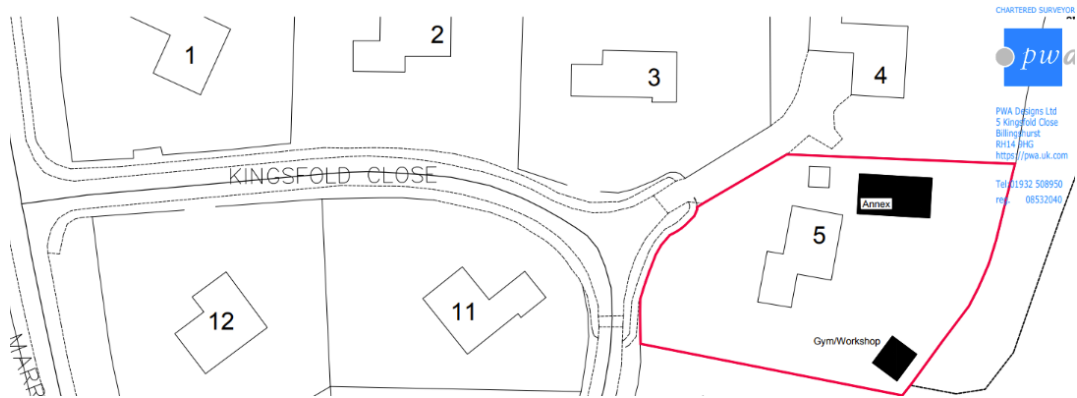
- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- (ii) The development includes more than 150 dwellings; or
- (iii) The overall area of the development exceeds 5 hectares.

2.2 It follows that the proposal does not constitute Schedule 2 development, and therefore cannot amount to EIA development, for the purposes of the EIA Regulations 2017. This means that the proposal is not required to be accompanied by an environmental statement.

2.3 We therefore do not consider the proposal to meet the thresholds of EIA development.

3.0 SITE AND SURROUNDING AREA

3.1 The site, as shown on the plan below, is located to the east of Kingsfold Close.



3.2 The site consists of a detached residential two storey property set within a generous plot behind a hedgerow and access area.

3.3 The building is of traditional form including hipped roof and gable projections.

3.4 The surrounding area consists of other residential properties located within the close which is to the east of Marringdean Road.

3.5 The site is located within the settlement of Billingshurst which provides amenities and services for everyday convenience including shops and transport connections.

4.0 PLANNING HISTORY

4.1 There is no relevant planning history for the site.

5.0 THE PROPOSAL

5.1 This application proposes the erection of a detached annex building and outbuilding to provide workshop and gym.

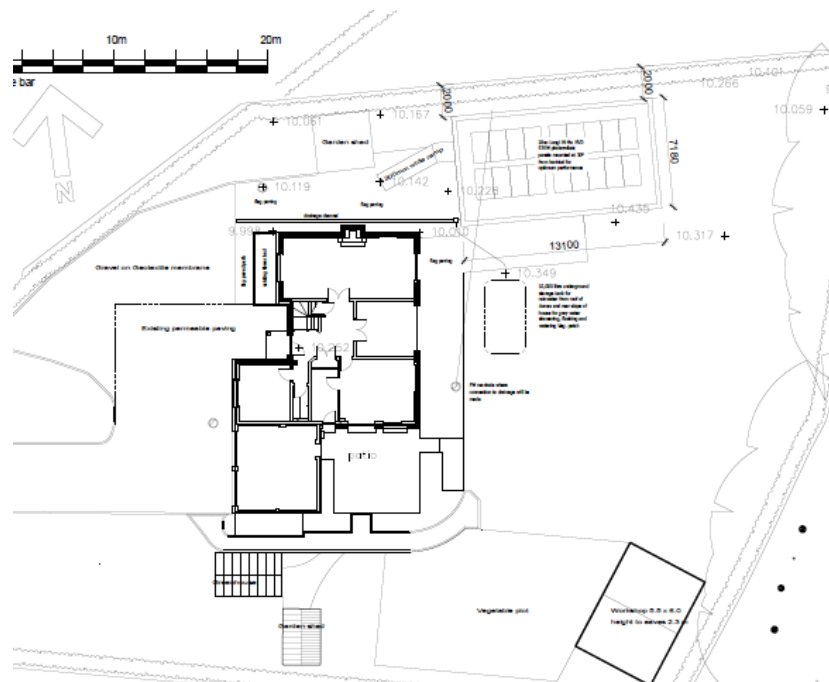
Use

5.2 The site is currently used as a single-family dwelling falling within use class C3 of the Use Classes Order.

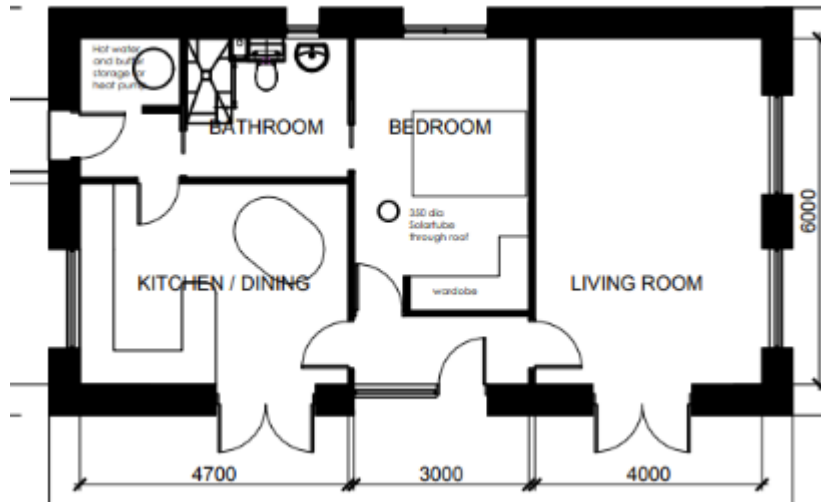
5.3 The proposed buildings would be ancillary to this provision and would not result in a change of use in the land with the wider plot remaining as a single C3 residential dwelling.

Layout

5.4 The overall layout of the site would remain largely unchanged, with the host dwelling unaltered. The two outbuildings would be positioned to the rear of the site with the annex to the northern boundary with the workshop towards the south western corner.

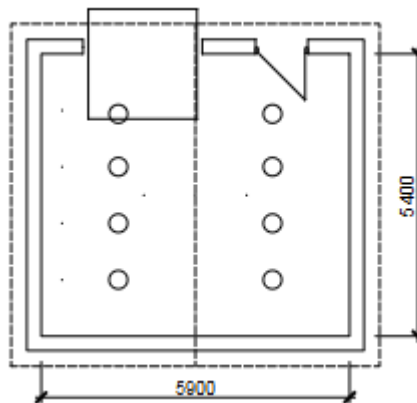


5.5 Internally the annex would provide ancillary accommodation including a bedroom, bathroom and kitchen. It would be of ancillary proportions to the host dwelling.



Proposed Annex Floor Plan

5.6 The proposed outbuilding would be of simple open plan to provide space for gym/workshop.



Proposed Outbuilding Floor Plan

Amount

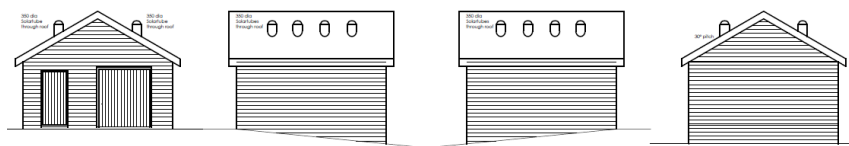
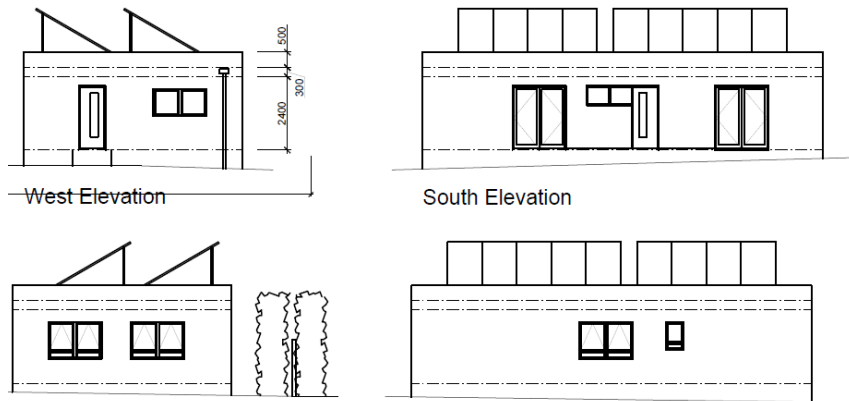
5.7 The overall footprint of the buildings would be circa 126sqm being split across the two buildings. The workshop/gym having circa 32sqm and the annex circa 93sqm.

5.8 The proposal would not result in any increase in the number of independent residential dwellings with the provision being ancillary to the host dwelling.

Scale

5.9 The proposed outbuildings would be single storey in form. The proposed annex would incorporate a flat roof with solar panels. The height of the building would be 3.7m with the solar PVs on top.

5.10 The proposed workshop by contrast would have a pitched roof with a total height of circa 4.2m.



Proposed Elevations

Appearance

5.11 The proposed buildings would be of domestic appearance clearly subservient to the host dwelling. The annex would incorporate a flat roof with the outbuilding including a pitched roof.

- 5.12 The proposed materials and finish is not specified on the plans but could be controlled by way of a condition should the Council consider it to be reasonable.

Landscaping

- 5.13 The application site is an established residential plot. The curtilage is currently residential in appearance, and this would remain unchanged with the landscaping being appropriate to such.

Access and Parking

- 5.14 Use would be made of an existing vehicular access and no amendments to this are proposed. There would be sufficient parking within the existing site arrangements.
- 5.15 The main entrance to the property would remain from the front with step-free access enjoyed. A separate access to the rear garden down the side of the property would also be created.

6.0 PLANNING POLICY AND GUIDANCE BACKGROUND

6.1 The site is subject to the following planning opportunities/constraints:

- Built-up Area Boundary

6.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes and any other Development Plan documents.

Central Government Planning Policy Guidance

6.3 The National Planning Policy Framework (NPPF) was first introduced in March 2012 with the current version being that dated December 2023. A recent consultation on a revised NPPF has been completed, it is our consideration, however, that should such be introduced during the life of this application the relevant parts of the NPPF would not be materially changed.

6.4 Paragraph 7 of the NPPF states:

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

6.5 It goes onto state that there are three dimensions to sustainable development: economic, social and environmental, and these roles should not be undertaken in isolation, because they are mutually dependent. We will demonstrate as part of any formal submission the proposal would comply with all three aspects of sustainable development.

6.6 The development would contribute to all three of these dimensions. It would create economic activity through the construction of the unit and the associated labour and materials. It would provide housing specifically catering for the self-build demand and it would also result in an attractive development in keeping with the character of the area.

6.7 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)’.

6.8 It goes onto state that plans and decisions should apply a presumption in favour of sustainable development.

‘For decision-taking this means:

- c) approving development proposals that accord with an up to date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are the most important for determining the application are out of date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or 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 of this Framework taken as a whole.'

6.9 The proposal would make a modest, albeit important, contribution to the housing needs of the area specifically for self-build/custom homes.

6.10 Paragraph 12 states the following:

'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...permission should not usually 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.'

6.11 The most relevant sections of the NPPF in relation to this proposal are 12 (Achieving well-designed and beautiful places); and 14 (Meeting the challenge of climate change).

6.12 Chapter 12 deals with the requirement for good design, which it notes is a key aspect of sustainable development. We believe the proposal would comply in a number of respects, the proposed buildings would be ancillary to the host dwelling and of wholly appropriate form to the residential context of the site. They would be comparable to buildings erected under permitted development.

6.13 Chapter 14 deals with the Government's aim of adapting and mitigating the impact of a changing climate. The proposed annex includes provision for the installation of Solar PV's which would help meet the objectives of the Council in addressing the challenges of a changing climate.

- 6.14 Paragraph 224 of the NPPF states that policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this replacement Framework has made. However, paragraph 225 states existing policies should not be considered out of date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in this plan to the policies in the Framework, the greater the weight that may be given).
- 6.15 It is submitted that the proposed development before you duly accords with the relevant criteria set out within the NPPF.

Development Plan

- 6.16 The approved Development Plan for this site comprises the Horsham District Planning Framework (HDPF) 2015
- 6.17 A new plan has recently been submitted to the Council for examination. In accordance with the NPPF weight can be given to these policies based on the stage of the plan making process and the degree of unresolved matters. Although at examination it is considered that the relevant policies of the emerging plan can be given little weight at this stage.
- 6.18 The following Policies of the HDPF 2015 apply to the application site:
- - Policy 31: Green Infrastructure and Biodiversity
 - Policy 32: The Quality of New Development
 - Policy 33: Development Principles
- 6.19 The site is also within the Billingshurst Neighbourhood Plan Area in which the following policies are considered to be relevant:

Policy 1: Billingshurst Built-Up Area Boundary

Policy 2: Housing Design and Character

Policy 3: Climate Change

Other Policy Documents

6.20 The following policy/guidance documents are also considered relevant and have been into account:

- National Planning Policy Guidance (NPPG)
- Horsham District Transport Study Technical Note (April 2015)
- Climate Change strategy (2009)

7.0 PLANNING CONSIDERATIONS

7.1 The application relates to the erection of an annex and outbuilding ancillary to the host dwelling, 5 Kingsfold Close, Billingshurst.

- Principle and Location of Development
- Impact on the Character of the Area
- Impact on the Amenity of Neighbouring Properties
- Impact on Highways and Parking
- Ecology and Biodiversity
- Sustainable Construction

Principle and Location of Development

7.2 The application site is located within the built-up area boundary of Billingshurst. Policies 1 and 2 of the Development Plan set out what the Council to be considered sustainable locations for development.

7.3 Policy 3 of the Local Plan states that *development will be permitted within towns and villages which have defined built up area boundaries*. Policy 1 of the Neighbourhood Plan is reflective of this too whilst also setting out a number of considerations primarily linked to design.

7.4 The application proposes a detached annex to provide ancillary accommodation for family and friends of the occupiers of the site. It also proposes the erection of an outbuilding to be used as a gym/workshop again for the benefits of occupiers of the dwelling.

7.5 We consider that both provisions are clearly ancillary to the host dwelling and would not result in a material change of use by virtue of forming a new planning unit. At this

juncture we highlight the relevant case law¹. This case establishes clearly that simply because an annex is provided with facilities for independent living such as its own kitchen, bathroom, bedroom etc does not inherently mean that it constitutes an independent dwelling and therefore a material change of use.

- 7.6 Instead, in line with the case law the relevant test is one concerning the degree of subordination and connection to the main house, not just the facilities present. To this regard consideration must be given to the intentions of the owners as to the future occupiers of the annex. In this case it is clearly the applicant's intention that the annex would provide ancillary accommodation with any future user of the annex being dependent on the occupation of the host dwelling. This is to say that it would be used by friends/family of the applicant and not as separate accommodation.
- 7.7 In addition to the intended use it is highlighted that the annex would share utilities with the existing property. Further it would be positioned in such a location and of such a size to clearly be legible as ancillary to the host dwelling. It would be in close proximity to the host dwelling and clearly of a domestic scale to it. We therefore consider that the principle of development is that the proposal does not result in a new dwelling but an ancillary provision to the existing.
- 7.7 The proposed workshop would clearly be ancillary to the host dwelling in both its size, function and facilities provided within. It would therefore clearly consist of a householder application subservient to the host dwelling.
- 7.8 It is therefore our contention that the principle of development is clearly acceptable in this regard. The development would not result in any material change of use of the land through the creation of a new dwelling; the site as a whole would remain as a single unit of residential accommodation falling within a C3 use.

¹ *Uttlesford District Council v SSE & White* [1992]

7.9 In this regard we consider that the principle of development is solely dependent on the assessment of the proposal's impact on the character of the area and amenity of the area. This is assessed in line with relevant policy below.

Impact on the Character of the Area

7.10 The recent updates to the NPPF have provided additional emphasis on the importance of high-quality design, making reference to beauty.

7.11 Section 12 also reiterates the importance of local design guides and codes; it states that developments that are not well design should be refused, but conversely, significant weight should be given to design which reflects local design policies and government guidance

7.12 Policy 25 of the HDPF promotes development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements local character.

7.13 Policies 32 and 33 expand on this and state that development must be of the highest quality with specific focus towards:

1. *Providing an attractive, functional, accessible, safe and adaptable environment;*
2. *Complement locally distinctive characters and heritage of the district;*
3. *Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
4. *Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
5. *Help secure a framework of high quality open spaces which meets the identified needs of the community.*

7.14 Policy 33 continues to set out 11 design principles. These are summarised as being in relation to the following points:

1. Making effective use of the land
2. Ensuring development does not result in unacceptable harm to the amenity of nearby properties and land
3. Ensuring that the scale, massing and appearance of development is of a high standard of design and layout
4. Ensure that design is locally distinctive and takes into account relevant design statements
5. Uses high standard of building materials
6. Seeks to retain existing important landscape and natural features
7. Ensures buildings are orientated to gain maximum benefits from sunlight
8. Incorporate safe and visually attractive areas for parking, cycles and refuse
9. Reduce any actual or perceived opportunities for crime
10. Contribute to the removal of physical barriers; and
11. Make a clear distinction between public and private spaces

7.15 Policy 2 of the Neighbourhood Plan provides further design criteria stating that development should be guided by the Parish Design Statement. The Policy specifically states that regard will be given to the following as relevant to the proposal

- *Soft landscaping in general, and which provide active frontages*
- *Required to reflect the scale and local vernacular of the surrounding buildings.*
- *Use materials that are in keeping with those used in existing buildings in the immediate locality*

7.16 As set out the proposed development would not result in a material change of use of the land with the site remaining as a single C3 residential dwelling. To this extent the proposal would not introduce a harmful density or alter the question regarding the effective use of land.

- 7.17 Further, as a scheme for ancillary provision the design is such to be reflective of outbuildings subservient to the host property. The siting and layout of the proposed buildings is commensurate to the character of such. Both buildings would be laid out in such a fashion being clearly to the rear of the host property within the existing residential curtilage. This in turn would reduce their visibility within the immediate street scene with any views from the public highway being clearly legible within such context. Accordingly, we do not consider that the proposed development would result in harm to the character of the area by reason of its layout or positioning within the site.
- 7.18 In terms of design the smaller workshop building includes a pitch roof typical in form of a small garden shed or outbuilding that would be wholly appropriate to the context of the site as a single dwelling. Whilst the proposed materials have not been specified within the plans these could clearly be controlled by way of condition so as to ensure that they are appropriate in form and character. We do, however, highlight that for similar buildings permissible under Class E of the General Permitted Development Order there is no such requirement.
- 7.19 The proposed annex would in contrast incorporate a flat roof with parapet. Whilst this is the case, we do not consider this to be out of keeping for residential outbuildings in the area. It is quite typically the case for larger outbuildings to incorporate flat roofs principally so as to keep the overall height down. Indeed, it is highlighted that under permitted development criteria the height of a flat roof could be 2.5m when measured from the highest adjacent ground level (this does not include any parapet risers). Accordingly, given the prevalence of similar flat roof structures within gardens across the built environment we do not consider such would be harmful in this regard. The additional benefit of the flat roof is to enable the building to be equipped with solar panels angled in such a way to maximise the efficiency of the sun's path throughout the day. The benefits of this will be set out within the subsequent sub-headers concerning climate change but evidently informs the evolution of the proposed design. Again, the proposed materials are not specified within the plans but could be controlled by way of condition if deemed necessary by the Local Planning Authority.

- 7.20 In terms of the overall size of the buildings we do not consider that the construction of such within the site would result in any concern regarding its overdevelopment. The site as a whole would continue to benefit from large areas of garden space. It is highlighted that a number of other buildings within Kingsfold Close and the wider residential area, benefit from similar development either in the form of outbuildings or extensions. To this extent the introduction of such to the site would not be out of keeping with the character of the area.
- 7.21 Being located to the rear of the site within the existing curtilage of the property the proposal would not conflict with the objectives of policy to secure appropriate distinction between public and private spaces. Further, as an existing residential property there would not be any adverse impacts by reason of wider landscaping with the existing frontage of the property being unaltered.
- 7.22 Having regard to the above it is contended that the proposed development would positively respond to the character and amenity of the area and be of appropriate design. We therefore consider that it would accord with the relevant policies set out above in this regard.

Impact on the Amenity of Neighbouring Properties

- 7.23 Policy 33 of the Horsham District Framework sets out at point 2 that development shall be required to:

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;

- 7.24 The Council does not have any specific design guidance on how this would be examined in terms of impact on neighbours. However, we have given regard to the impact of the development in terms of overlooking, loss of light, overbearing impact, noise and pollution below.

- 7.25 The application site shares a boundary with two properties on to the north and one to the south. The annex being proposed to be closer to the north with the other outbuilding to the south.
- 7.26 Each building would be separate from the boundary with the neighbouring properties by at least 2m. Both buildings would be single storey in form.
- 7.27 The workshop would have a height of just over 4m with an eaves height of 2.3m. The pitch of the roof would slope away from the boundary further limiting its impact on the neighbour to the south by reason of its form. This ensures that there would be no harm to this property by virtue of loss of light, overbearing impact or loss of privacy.
- 7.28 The proposed uses within this outbuilding would be wholly appropriate to the residential curtilage of the site. Accordingly, the proposed building would not result in harm by way of noise or activity.
- 7.29 The proposed annex would also be more than 2m from the boundary with the property to the north. The building would have a flat roof of circa 3m with parapet above alongside solar PV. This building too would therefore be of limited height and would therefore not, in our opinion, result in harm by way of loss of light, overbearing impact nor loss of privacy.
- 7.30 Additionally, the proposed annex would provide ancillary accommodation to the host dwelling. The use of the building for infrequent friends/family staying and not for permanent occupation would not result in harm by way of the use from noise or disturbance. It is well established that the erection of an annex would not result in harm to the amenity of neighbours by way of activity.
- 7.31 At this juncture we highlight that buildings of similar scale, form and location could be erected under permitted development (Schedule 2, Part 1, Class E), without the need for express planning permission. In this instance the requirement for permission comes from modest increases to the size of buildings and the proposed ancillary use. These

permitted development rights, however, establish that such buildings are considered to be erected without the need for greater scrutiny. We highlight that there are many appeal decisions which highlight that the ability to erect the same or similar buildings under permitted development are a material consideration in the determination of such proposals.

- 7.32 Having regard to all of the above it is our consideration that the proposal would not result in harm to the amenity of neighbouring properties by either its built form or proposed use.

Impact on Highways and Parking

- 7.33 Policy 40 of the HDPF states:

There is commitment to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported. Development will be supported if it:

- 1. Is appropriate and in scale to the existing transport infrastructure, including public transport.*
- 2. Maintains and improves the existing transport system (road, rail, cycle).*
- 3. Is integrated with the wider network of routes, including public rights of way and cycle paths*
- 4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.*
- 5. Is located in areas where there are, or will be a choice in the modes of transport available.*
- 6. Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.*

7. *Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport.*
 8. *Develops innovative and adaptable approaches to public transport in the rural areas of the district.*
 9. *Provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.*
 10. *Is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem*
- 7.34 The NPPF advises that development should only be 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.*
- 7.35 The proposed development would not result in any material change in use of the land that would result in a change in the demands on or use of the highway or access.
- 7.36 The proposed development would make use of the existing access which currently serves the single-family dwelling. We do not consider that there would be any material increase in the level of activity to this access or to the highway network as a result of the proposal and therefore the impact on the function of the highway should be considered acceptable.
- 7.37 In terms of parking the guidance provided by both Horsham and West Sussex County Council is based on the number of bedrooms phrased as 4+ in the top category of such. The existing property provides five bedrooms and therefore is within the highest bracket of such already. The proposed development, whilst introducing provision of a new bedroom within the annex, would not result in any increase in the demand for parking based on the highway authority's guidance. In light of such the proposed development would not result in harm by reason of an absence of parking provision.

7.38 In light of such it is our contention that the proposal would fully accord with the relevant policies of the development plan and would not result in conditions prejudicial to the safety or amenity of the highway.

Ecology and Biodiversity

7.39 Policy 31 of the Horsham District Framework states:

- 1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*
- 2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.*
- 3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.*
- 4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:
 - i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)*
 - ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)*
 - iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.**

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

7.40 The application site is located within the defined settlement of Billingshurst and consists of an existing residential property and curtilage. The land on which the proposed buildings would be located consist of maintained garden and therefore offers limited ecological interest. There are for example no buildings proposed for demolition as part of this.

7.41 In terms of Biodiversity Net Gain the proposal would be for a householder application, it would therefore meet one of the exemptions to the mandatory requirement. This is included on the application form too.

Sustainable Construction

7.42 Policies 35 and 36 of the Horsham District Planning Framework set out the expectation of development to help meet the demands of and help mitigate from climate change. At the core the policies seek to ensure that new development incorporates energy saving technology and means to influence the behaviour of occupants. Policy 36 provides details of the energy hierarchy and specifies that development must demonstrate accordance with such.

- 7.43 The proposed annex would include provision for Solar PVs to be mounted on the roof of the building. The proposed flat roof provides the greatest opportunity for the PVs to function at their highest efficiency giving them an optimal south facing arrangement.
- 7.44 The provision of Solar PVs within the construction provides greater benefit to the wider site. The proposal therefore would be to the benefit of the Council's plan for tackling a changing climate, as set out within the Council's wider strategy for such.
- 7.45 Accordingly, the proposal would accord with Policies 35 and 36 in this regard.

8.0 CONCLUSIONS

- 8.1 The application is considered to be a straightforward application for the erection of two detached ancillary outbuildings none providing an annex the other a workshop/gym building.
- 8.2 It is our contention that the proposal would accord with the relevant policies of the local plan and would represent sustainable development.
- 8.3 The proposed development would conserve the character of the street scene with the proposed buildings being of wholly appropriate design and form to the area.
- 8.4 Furthermore, it has been demonstrated that the proposal would not have any adverse impacts on the amenity of neighbouring properties, nor highways or the ecological interest of the site.
- 8.5 The proposal would consist of a householder application and therefore is exempt from the requirements of Biodiversity Net Gain.
- 8.6 We consider there to be considerable merit in granting permission for the proposed development as outlined on the proposed plans.
- 8.7 We trust that we have provided the Council with sufficient information to determine the application, however, please do not hesitate to contact me should you require any further information.

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