

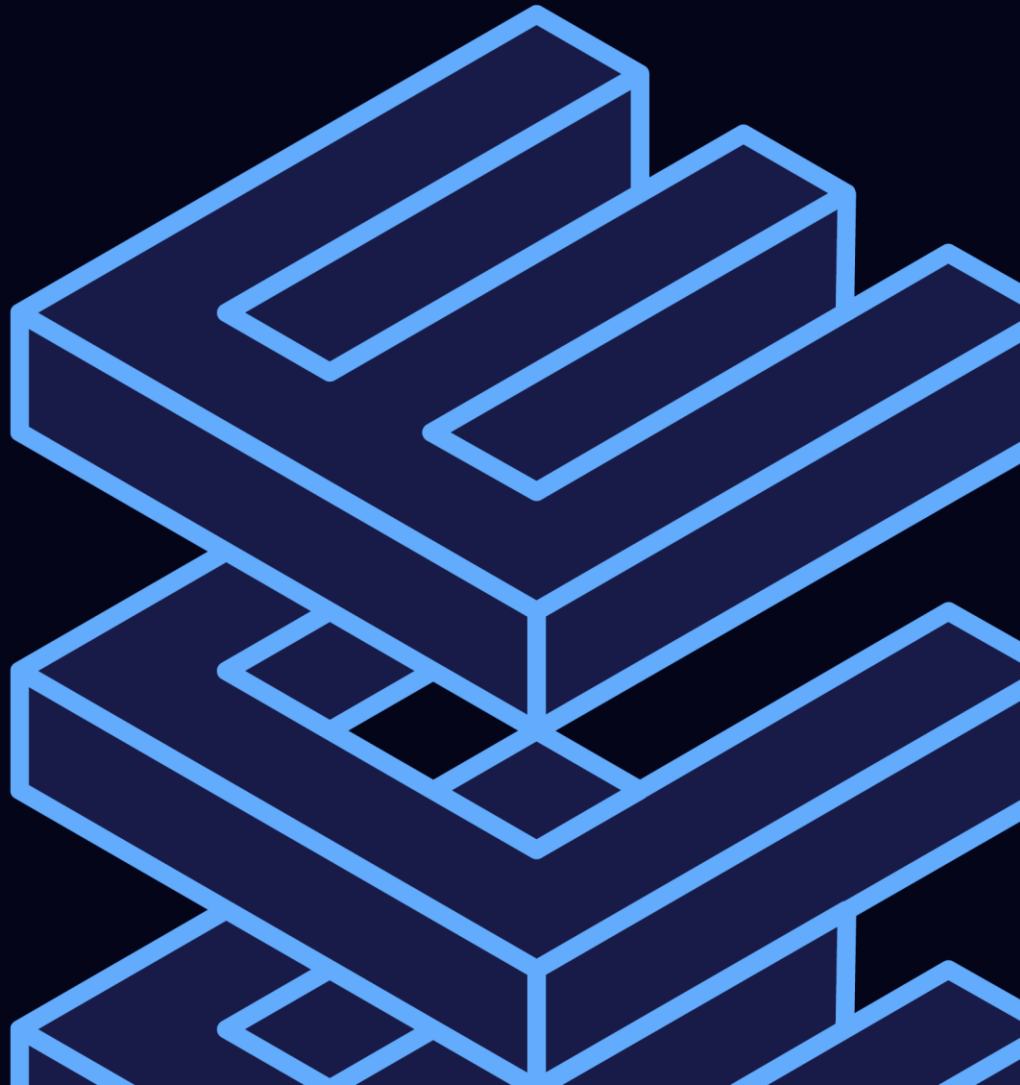


ECE Planning

Planning and Design Statement
(including Lighting and Minerals Resource Statement)

Nash Manor, New Dwelling

January 2026



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Project Name: Nash Manor, New Dwelling

Location Nash Manor, Lower Nash, Nutbourne Lane,
Nutbourne, West Sussex, RH20 2HS

Client: Mr and Mrs Goossens

File Reference: P1903vi

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1. Introduction

- 1.1. This Planning and Design Statement has been produced by ECE Planning of behalf of the Applicant, Mr and Mrs Goossens, in support of a Full Planning Application at Nash Manor ('the Site'). The description of development reads,

'Demolition of Agricultural Barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping (following approval of Prior Approval Application reference: DC/24/1681)'.

This application follows the approval of a Class Q Prior Approval application, which granted permission for the change of use of the existing agricultural building to form two dwellinghouses (reference: DC/24/1681).

- 1.2. Discussions with Horsham District Council Officers have confirmed that, in order for this permission to be regarded as a legitimate fallback position, all conditions attached to the prior approval must be formally discharged. In this regard, the contamination condition associated with the earlier consent has been satisfactorily approved under reference DC/24/1681.
- 1.3. Furthermore, it is understood that the matter of water neutrality is required to be addressed through a Regulation 77 application; this has also been accepted by the Local Planning Authority under reference HRA/25/0026. Additional details regarding the planning history are provided in Section 3 (Planning History) of this Statement.
- 1.4. The prior approval has been approved with all condition discharged; therefore, a fully implementable and realistic fallback position should be assessed against this proposal.
- 1.5. Importantly, consultation with neighbouring residents has taken place over the past year including on site invitation to the immediate neighbours and wider community whilst the sharing of the following CGI video. Access to the video can be found via the link <https://vimeo.com/1096842556?share=copy#t=0> or QR Code at Appendix A.
- 1.6. In result It is believed that there is local support for the proposal. Some residents expressed that a single dwelling will be more appropriate and less impactful than the two dwellings permitted under Class Q, noting that the revised scheme presents a more sympathetic form of development that reflects the character and setting of the area. This positive local feedback provides additional reassurance that the scheme represents an improvement over the fallback position and integrates comfortably with the existing residential character.
- 1.7. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, planning policy, key details of the proposed development and assessment of the relevant planning considerations.
- 1.8. In support of this application, the Statement will examine relevant planning policy and guidance. The proposals have been informed by the Development Plan comprising the National Planning Policy Framework, the Planning Practice Guidance and the Horsham District Planning Framework.
- 1.9. This Planning Application should be considered with full regard to the following suite of supporting documents, drawings, and plans:

Planning Application and CIL Forms

Architectural Drawings including Site Location and Block Plan, Proposed Site Layout, Existing and Proposed Floorplans / Elevations

Planning and Design and Access Statement

Visualisations and Video

Preliminary Ecological Appraisal inc. commentary on Trees

Biodiversity Net Gain Statement and Metric

Landscape and Visual Appraisal

Sustainability and Energy Statement

Preliminary Ground Contamination Risk Assessment Report

2. The Site

- 2.1. The site is located approximately 0.4 miles northwest of Nutbourne village and its Conservation Area, within the open countryside as defined by planning policy and outside any designated built-up area boundary. The site lies within an attractive rural setting characterised by gently undulating farmland forming part of the wider landscape setting of the South Downs National Park, which lies to the south.



Figure 1- The Site

- 2.2. The site forms part of the Nash Manor Estate, an exceptional country property occupying an elevated position enjoying panoramic views of the South Downs. The principal dwelling, Nash Manor, lies immediately to the south of the application site and is a substantial, newly built residence finished to a high architectural standard, set within approximately 4.75 acres of formal gardens and paddock land.
- 2.3. To the north, east and west of the application site are open agricultural fields, maintaining a distinctly rural and undeveloped character. The nearest listed building is located approximately 180 metres to the northeast, and the proposal is sufficiently separated to ensure no adverse impact upon its setting.
- 2.4. Access to the site is taken from the southern boundary, connecting directly to Nutbourne Lane, a quiet rural road lined with mature trees and established hedgerows. These natural features provide effective screening from public vantage points and ensure limited visibility of the site from the highway. A Public Right of Way (PROW 2336) runs across agricultural land to the north of the site, extending in a northeast to southwest direction; however, the intervening vegetation and distance mean views towards the barn are minimal.

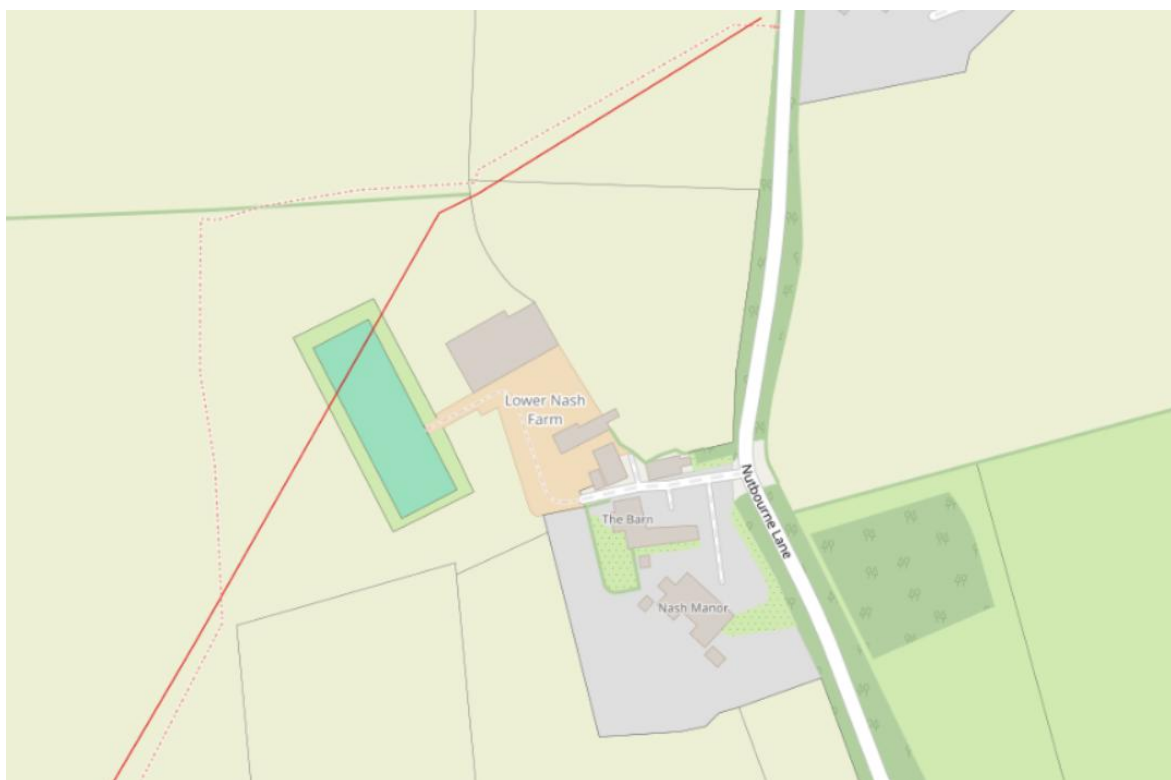


Figure 2- Public Right of Way Map

- 2.5. The existing barns, which forms the subject of this application, are a large single-storey outbuilding associated historically with Nash Manor. They are of traditional agricultural character, featuring a shallow-pitched roof, and a robust steel portal frame with metal-clad elevations. The building is approximately 6m in height. The largest building is structurally sound and capable of conversion without substantial reconstruction as demonstrated under reference DC/24/1681.



Figure 3- The Site

- 2.6. To the front (south) of the barn are extensive areas of hardstanding, currently used for vehicle parking and general storage associated with both the building and surrounding land. The barn is used for ancillary storage purposes in connection with Nash Manor, including informal storage of vehicles and materials. It is not part of an active agricultural, forestry, or equestrian enterprise. Land to the east of the site is privately owned by the applicant.
- 2.7. The entire site, including the access road is located wholly within Flood Zone 1, which is defined as an area with a low probability of flooding. According to the Environment Agency's flood risk mapping. Additionally, the site does not exhibit any known surface water constraints.

3. Planning History

3.1. Introduction

3.1.1. A review of Horsham District Council's online planning register has identified a significant planning history for the wider site. This section outlines the relevant planning history for each of the three lots, organised by area as follows:

3.1.2. Reference DC/21/2854. Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse at Nash Manor, Nutbourne Lane, Nutbourne, Pulborough, RH20 2HS. Refused 14 February 2022. The application was refused on the following reasons,

It has not been demonstrated to the satisfaction of the Local Planning Authority that the building subject of this application were in use solely for agricultural purposes, in connection with an agricultural trade or business, on or before 20th March 2013. The proposal, therefore, is contrary to paragraph Q.1(a) of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It has not been demonstrated to the satisfaction of the Local Planning Authority that the design and external appearance of the building would appropriately reflect the character and appearance of the existing building, contrary to the requirements of Q.2--(1)(f) of Class Q, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed curtilage would exceed the area permitted under Paragraph X of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.1.3. Subsequently, an amended application was submitted following the changes to Class Q guidance.

3.1.4. Reference DC/24/1681. Prior Notification for Change of Use from an Agricultural Building to 2no dwellinghouse (C3 Use Class). Approved 23 December 2024 subject to conditions. As follows,

Pre-Commencement Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- a. *preliminary risk assessment which has identified:*
- b. *all previous uses*
- c. *potential contaminants associated with those uses*
- d. *a conceptual model of the site indicating sources, pathways, and receptors*
- e. *Potentially unacceptable risks arising from contamination at the site.*
- f. *The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment*

(a) and may not necessarily be required. a) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

3.1.5. Reference DISC/25/0297. Approval of details reserved by condition(s) 1 to approved application DC/24/1681. Approved 19 November 2025.

3.1.6. Attached to the decision was the following informative,

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which -

Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. 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.

3.1.7. Reference HRA/25/0026. Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/1681. Approved 19 November 2025.

3.1.8. The proposal seeks to provide an alternative to this Class Q consent with the fallback position established in caselaw. This application established the principle of redeveloping the site for residential development.

4. The Proposal

- 4.1.1. This application seeks Full Planning Permission for the demolition of the existing agricultural barns and the erection of a new dwelling, together with associated landscaping, parking, and the retention of the existing access arrangements from Nutbourne Lane.
- 4.1.2. The proposed development would deliver a three-bedroom, two-storey family home designed to respond sensitively to its rural setting and the wider Nash Manor Estate. The scheme represents a considered evolution of the previously approved Class Q Prior Approval (Ref: DC/24/1681), which permitted the conversion of the existing barn to form two separate dwellings. The current proposal rationalises this approach to provide a single, bespoke replacement dwelling of high-quality design.
- 4.1.3. The proposed layout, as shown on the accompanying Site Plan (Drawing Ref: -002, dated 20.03.25), positions the new dwelling broadly within the footprint of the existing barn, maintaining a similar orientation and relationship to Nash Manor. The arrangement allows for access from the existing entrance to the south, with parking and turning provided to the front of the dwelling.



Figure 4- The Site Plan

- 4.1.4. In terms of scale and massing, the proposed dwelling footprint is 24.18m² less than the existing barns a reduction of 5% , minimising its visual and spatial impact. The proposed building has been carefully designed to ensure that the replacement structure does not appear unduly dominant or intrusive within its rural context. The building adopts a contemporary two-storey form with low eaves and a shallow-pitched roof. The overall height remains comparable to that of the existing barn, ensuring the dwelling sits comfortably within the topography of the site and maintains a harmonious visual relationship with its surroundings.

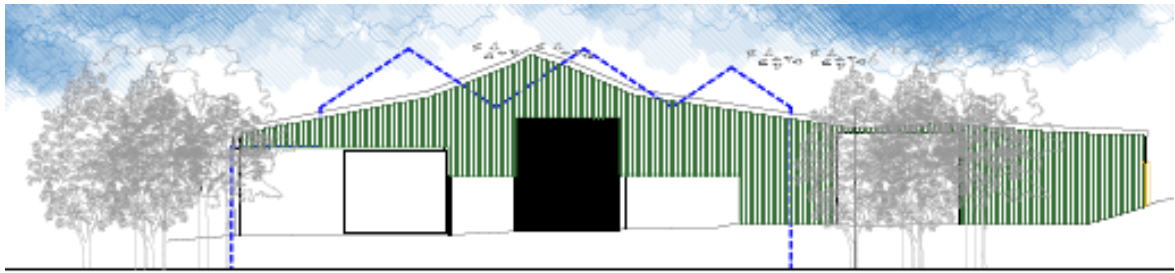


Figure 5- Proposed Elevation comparison with existing Barn

- 4.1.5. Architecturally, the design approach is contemporary yet sympathetic to its setting, as illustrated on the Proposed Elevations. The dwelling will be constructed using a restrained palette of high-quality materials, including vertical timber cladding, natural stone, standing seam metal roofing and glazing to maximise natural light and views. The materials and detailing have been chosen to ensure durability, energy efficiency and visual compatibility with the character of the local area.

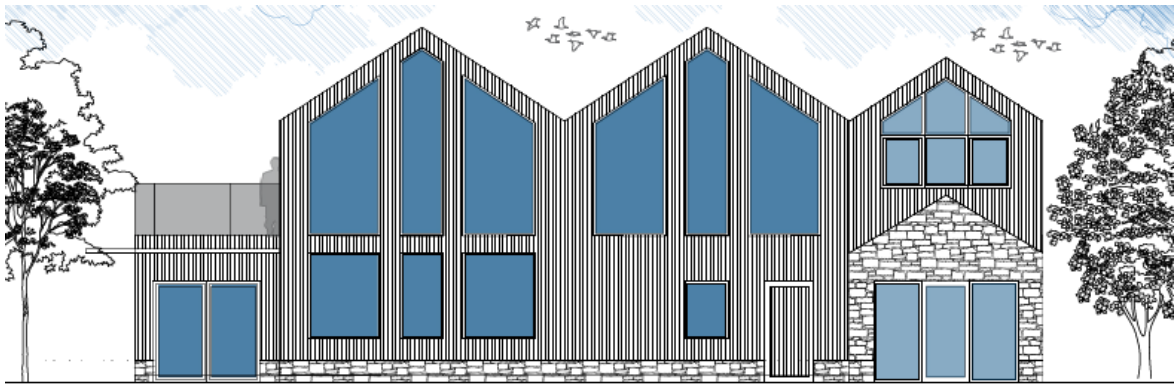


Figure 6- Proposed South Elevation

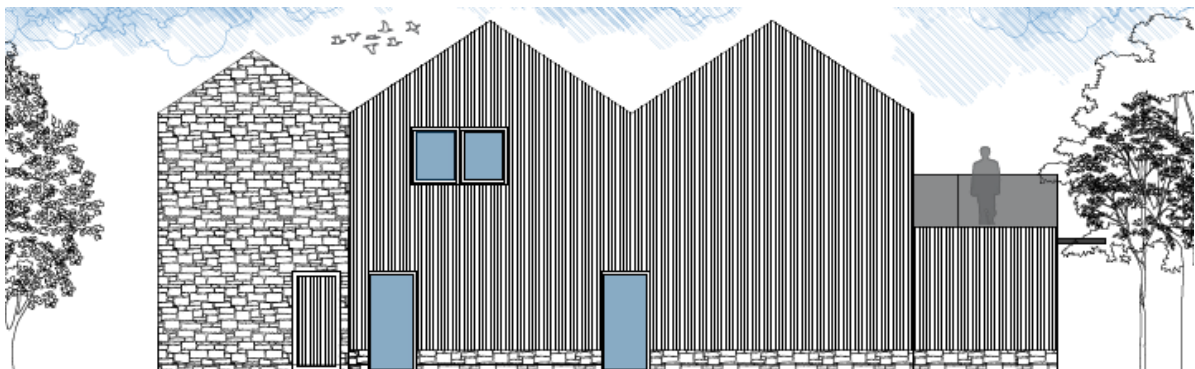


Figure 7- Proposed North Elevation

- 4.1.6. Internally, the layout has been designed to create a functional and flexible living environment. The ground floor provides an open-plan kitchen, dining and living space forming the heart of the home, alongside a utility and boot room, a study, and guest facilities. At first floor level, the dwelling accommodates three well-proportioned bedrooms, each benefiting from an en-suite bathroom, dressing area and access to private balconies overlooking the surrounding countryside.

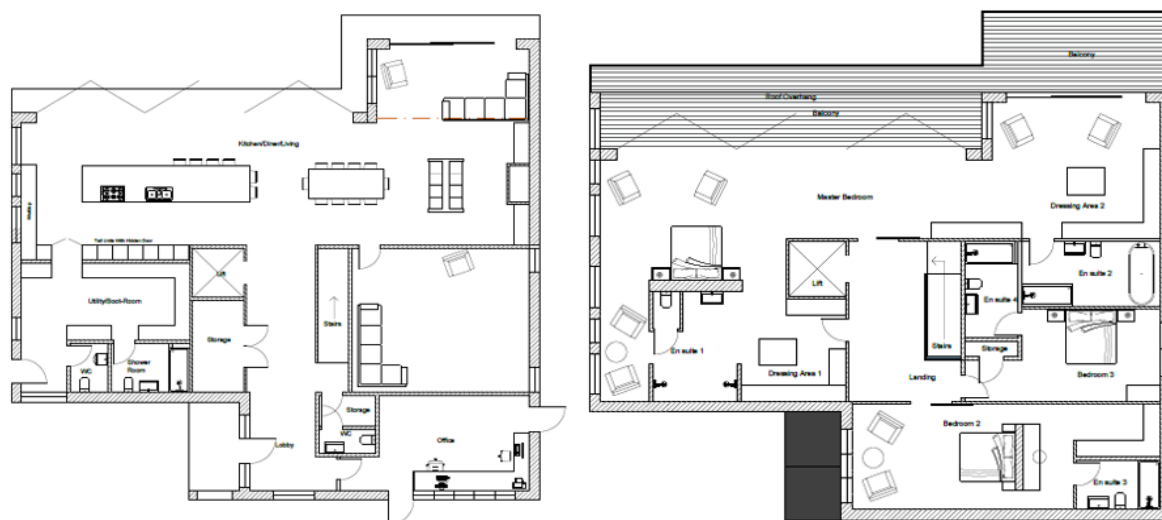


Figure 8- Proposed Floorplans

- 4.1.7. Externally, the landscape design plays an important role in integrating the dwelling within its setting. The Proposed Site Plan identifies areas of formal planting around the immediate curtilage of the dwelling, with a gradual transition to more naturalistic landscaping along the boundaries. This approach will soften the visual presence of the building and reinforce the existing rural character. Hardstanding areas are to be finished in permeable materials to promote sustainable drainage and minimise surface water run-off.
- 4.1.8. Access will continue to be provided via the existing private drive serving Nash Manor, connecting directly to Nutbourne Lane. Visibility and access arrangements are satisfactory, and the anticipated vehicle movements associated with a single dwelling are modest. Sufficient on-site parking and turning space is proposed in accordance with West Sussex County Council's adopted standards, ensuring the development does not give rise to any adverse highway implications.
- 4.1.9. The proposal also seeks to achieve high standards of sustainability and energy efficiency. The dwelling will incorporate a ground source heat pump technology, enhanced insulation and airtightness measures, and roof-mounted PV panels.
- 4.1.10. Please refer to the submitted architectural pack for further information on the scheme.

5. Policy Overview

5.1. Introduction

5.1.1. Section 38(6) of the Planning Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations otherwise. In this case the Development Plan comprises:

- Horsham District Planning Framework (2015)

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

5.1.3. It should be noted that the adopted Horsham District Planning Framework is currently out of date by reason of it being over 5 years old. The Government require all Local Authorities to review the Local Plan every five years and therefore the Council are currently in the midst of preparing a new Local Plan for the District.

5.2. National Planning Policy Framework (NPPF)

5.2.1. The NPPF, most recently amended in December 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

5.2.2. The following extracts of the NPPF are considered most relevant in the determination of this application. The below are not explored in detail within this Statement but have been fully reviewed in preparation of this application.

Chapter 2 (Achieving Sustainable Development)

Chapter 5 (Delivering a Sufficient Supply of Homes)

Chapter 9 (Promoting Sustainable Transport)

Chapter 11 (Making Effective use of Land)

Chapter 12 (Achieving well-designed places)

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

Chapter 15 (Conserving and enhancing the natural environment)

5.3. Planning Practice Guidance (NPPG)

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

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

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

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

Policy 1 Strategic Policy: Sustainable Development

Policy 2 Strategic Development

Policy 3 Development Hierarchy

Policy 7 Economic Growth

Policy 9 Employment Development

Policy 10 Rural Economic Development

Policy 11 Tourism and Cultural Facilities

Policy 15 Housing Provision

Policy 24 Environmental Protection

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

Policy 26 Countryside Protection

Policy 28 Replacement Dwellings

Policy 31 Green Infrastructure and Biodiversity

Policy 32 The Quality of New Development

Policy 33 Development Principles

Policy 34 Environment

Policy 37 Sustainable Design and Construction

Policy 38 Flooding

Policy 39 Infrastructure Provision

Policy 40 Sustainable Transport

Policy 41 Parking

5.5. Other Relevant Guidance and Policies

5.5.1. The following summaries the relevant guidance for this application:

- Revised County Parking Standards and Transport Contributions Methodology (2020)
- Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
- Community Infrastructure Levy (CIL) Charging Schedule (2017)
- WSCC Guidance on Parking at New Developments (September 2020)

- Air Quality and Emissions Mitigation Guidance for Sussex (2021)
- Natural England Position Statement September (2021)
- Biodiversity and Green Infrastructure Planning Advice Note (2022)

5.6. Draft Regulation 19 Horsham District Local Plan

5.6.1. It is advised that the policies within the submission Horsham District Local Plan carry limited weight, however the weight afforded to the draft policies will likely increase the closer the HDLP gets to formal adoption. The relevant policies within the draft local plan at the time of writing are:

Policy 1 Sustainable Development

Policy 2 Development Hierarchy

Policy 3 Settlement Expansion

Policy 7 Appropriate Energy Use

Policy 8 Sustainable Design and Construction

Policy 9 Water Neutrality

Policy 10 Flooding

Policy 11 Environmental Protection

Policy 13 The Natural Environment and Landscape Character

Policy 14 Countryside Protection

Policy 16 Protected Landscapes

Policy 17 Green Infrastructure and Biodiversity

Policy 20 Development Principles

Policy 21 Heritage Assets and Managing Change within the Historic Environment

Policy 24 Sustainable Transport

Policy 25 Parking

Policy 31 Rural Economic Development

Policy 37 Housing Provision

Policy 38 Meeting Local Housing Needs

Policy 40 Improving Housing Standards in the District

Policy 45 Replacement dwellings

6. Planning Appraisal

6.1. Introduction

6.1.1. This section of the statement details how the proposed development complies with the policies set out within the Development Plan. The following matters are the principal considerations with regards to the proposal:

Principle of Development

Design and Character

Landscape

Amenity

Ecology and Biodiversity Net Gain

Trees

Flooding and Drainage

Highways and Access

Contamination

Sustainability

Mineral Resource Statement

Lighting Assessment

6.2. Principle of Development

6.2.1. The Site is located outside the defined Built-Up Area Boundary (BUAB) and is therefore designated as countryside for planning purposes. In principle, new residential development in such locations is restricted by Policies 3, 4 and 26 of the Horsham District Planning Framework (HDPF).

6.2.2. Notwithstanding this policy position, the Council cannot currently demonstrate a five-year housing land supply. In a recent appeal (APP/Z3825/W/25/3370636), the Inspector and the Council agreed that as of November 2025 Horsham's supply stands at only 1 year.

6.2.3. As the Council is unable to demonstrate a five-year supply, relevant policies of the HDPF are considered out of date, and the presumption in favour of sustainable development is engaged in accordance with Paragraph 11(d)(ii) of the NPPF. This applies to the Site, provided that no significant adverse impacts would demonstrably outweigh the benefits of delivering a single home.

6.2.4. Furthermore, the site benefits from a Class Q Prior Approval (ref. DC/24/1681) granted in September 2024 for the conversion of the barn into two dwellings. Class Q approvals reflect national policy support for the re-use of agricultural buildings dwellings, recognising that such conversions can make a valuable contribution to housing supply whilst reducing pressure on greenfield land. This establishes the principle of residential development at the Site and represents a clear fallback position. Even if the Council were able to demonstrate a five-year housing land supply, the proposal would remain acceptable in planning terms having regard to this fallback position, the absence of material harm, and the identified planning benefits arising from the replacement of the existing scheme with a single, sensitively designed dwelling.

- 6.2.5. We acknowledge through precedent applications that, Officers accept this fallback position in principle, subject to the discharge of Condition 1 (Contamination) and the submission of a Habitats Regulations Assessment (Regulation 77) to secure water neutrality. This would demonstrate that the Class Q consent is realistically capable of implementation.
- 6.2.6. Applications DISC/25/0297 (discharge of Condition1) and HRA/25/0026 (Habitats Regulations Assessment for water neutrality) has been submitted and approved in November 2025. This confirms that the Class Q scheme is fully implementable, thereby ensuring the fallback carries substantial weight in the consideration of this subsequent application.
- 6.2.7. The current proposal seeks full permission for a single dwelling, reducing the number of units compared with the Class Q scheme but delivering a larger family-sized home within a rationalised and improved layout. The redevelopment would also secure the removal of all unsightly barns and associated structures, providing a consolidated and more appropriate form of development in the countryside.
- 6.2.8. It is acknowledged that the proposal for a single dwelling, as opposed to the two dwellings originally permitted under Class Q, results in a significantly reduced impact on the surrounding environment and neighbouring properties. This reduction not only lessens the overall scale of the development but also minimizes the associated activities, such as vehicular movements, noise, and general disturbance.
- 6.2.9. The proposal allows for a more seamless integration with the surrounding countryside, preserving the areas character. This more measured and thoughtful approach results in a development that is not only better suited to the rural context but also more respectful of the landscape and existing residential character.
- 6.2.10. Consultation has also been undertaken with neighbouring residents regarding the current proposal. Feedback from these discussions has been positive, with some local neighbours expressing their support for the scheme. They consider the development of a single dwelling to be more appropriate and less impactful than the two dwellinghouses previously approved under the prior approval consent. In their view, the revised proposal represents a more sympathetic form of development that better reflects the character and setting of the surrounding area.
- 6.2.11. Taking these factors together, including the acute housing land supply shortfall, the clear and now implementable Class Q fallback position, the principle of residential development on this Site is considered acceptable.

6.3. Design, Form and Appearance

- 6.3.1. The design approach has been developed to ensure the proposals respect the agricultural context of the Site, while making efficient use of previously developed land. In policy terms, the scheme has been assessed against HDPF Policies 32 and 33 which together require development to reinforce local distinctiveness, deliver high quality design, and integrate sensitively with the rural setting.
- 6.3.2. The design approach for the proposed dwelling at Nash Manor has been developed to ensure the scheme responds sensitively to its rural context while achieving a high-quality and locally distinctive form of development. The Site contains redundant agricultural structures and hardstanding, and the proposal represents an opportunity to replace these with a well-designed building that enhances the character and appearance of the area. Relevant local design policies require new development to reinforce local distinctiveness,

maintain high architectural standards, and integrate appropriately with its surrounding landscape. The proposed scheme has been prepared with these objectives at the forefront.

- 6.3.3. The Site benefits from an extant Class Q prior approval for the conversion of the existing agricultural building. While this provides a clear fallback position, the constraints of Class Q result in a less architecturally successful form of development. The permitted scheme is necessarily tied to the footprint, structure, and proportions of the former agricultural barn, limiting the ability to introduce meaningful design improvements or address wider issues such as visual clutter, layout efficiency, or integration with the landscape.
- 6.3.4. In contrast, the current proposal presents a significant architectural upgrade. By replacing rather than converting the former barn, the scheme is free to adopt a coherent design response that draws inspiration from local rural character rather than being bound by the constraints of the existing structure. This allows for a more proportionate form, better fenestration, improved material choices, and a building that sits more naturally within the site and its surroundings.
- 6.3.5. The dwelling has been designed as a contemporary interpretation of a traditional rural building. It adopts a simple, elongated profile with a clean roofline and balanced massing, reflecting the agricultural typologies present within the wider landscape. The floor plans demonstrate a logical, efficient internal arrangement, with ground floor accommodation positioned to provide outward-facing living spaces and first-floor bedrooms situated within the primary building volume.
- 6.3.6. The siting of the dwelling has been carefully considered to make effective use of previously developed land while maintaining an open, spacious relationship with adjacent rural land. The moderated ridge and eaves heights ensure a comfortable visual presence, avoiding any sense of dominance and maintaining the rural openness characteristic of the locality. The height will not increase as a result of the new proposals.

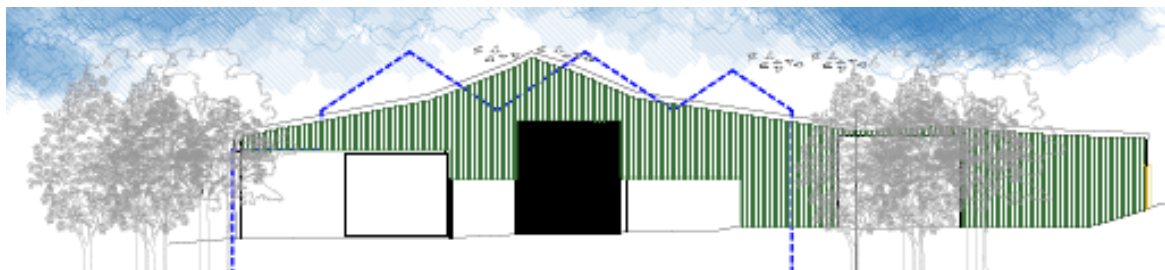


Figure 9- Elevation showing existing and proposed

- 6.3.7. The external aesthetic has been driven by the desire for a modern but contextually grounded palette. The use of blackened timber cladding and stonework provides a visually recessive appearance, referencing the darker tones of traditional Sussex agricultural outbuildings. Window openings are deliberately modest and rhythmically arranged, avoiding domestic suburban proportions and maintaining a restrained, functional feel appropriate to the setting.
- 6.3.8. Black aluminium windows and streamlined detailing give the building a contemporary finish while respecting the simplicity of traditional barn architecture. The resultant elevations achieve a strong rural identity without appearing pastiche or over-designed.
- 6.3.9. In addition, bird protection anti-collision glass will be incorporated into the windows and glazed areas, to ensure the protection of local wildlife. This measure supports the wider sustainability strategy of the project, balancing architectural design with environmental considerations. The final specification and application of the Bird Protection glass will be secured by condition to ensure it is appropriately implemented in the relevant areas.

- 6.3.10. The proposal has also been designed to sit comfortably alongside the existing dwellings that define the immediate setting. The scale, form, and materiality of the new building ensure it integrates cohesively with this established cluster, reinforcing a clear and legible relationship between the proposed home and the surrounding residential properties. Rather than appearing as an isolated or intrusive addition, the dwelling completes and strengthens the existing pattern of development, reflecting the site's transition from a working agricultural yard to a more settled residential environment.
- 6.3.11. In addition, the residential curtilage is tightly defined and contained, avoiding encroachment into adjoining land. Boundary treatments and external spaces are intentionally informal and landscape-led, ensuring the development reads as a discreet rural dwelling embedded within its setting.
- 6.3.12. Importantly, the removal of the dilapidated agricultural building required under Class Q delivers additional visual benefits. The new dwelling replaces a deteriorating structure with a well-composed, architecturally considered building that enhances long-term landscape quality.
- 6.3.13. The design is supported by a landscape strategy that reinstates rural features, including native hedgerow planting, boundary softening and ecological enhancements. This approach helps embed the dwelling within the surrounding landscape and avoids suburban domestication. The reinstatement of soft landscape areas in place of existing concrete and hardstanding contributes to both biodiversity enhancement and visual improvement.
- 6.3.14. Taken together, the design presents a clear uplift when compared with the Class Q fallback, delivering a building that is more sympathetic, better proportioned, and materially richer than the permitted conversion scheme. The proposal responds positively to local design policies, reinforces rural character, and represents a substantial improvement over what could otherwise be implemented on the Site. It therefore constitutes a high-quality and context-appropriate solution for this previously developed rural location.
- 6.3.15. In summary, the proposed dwelling has been carefully designed to respond positively to its rural surroundings, the established pattern of neighbouring residential development, and the Site's historic agricultural character. The scheme delivers a clear architectural improvement over the Class Q fallback, provides a sensitive and proportionate built form, and reinstates a coherent design approach across previously developed land.
- 6.3.16. In policy terms, the proposals fully accord with HDPF Policies 32 and 33, which require development to reinforce local distinctiveness, achieve high-quality design, and integrate appropriately with the rural setting. Together, these factors confirm that the design represents a policy-compliant and contextually appropriate solution for the Site.

6.4. Landscape

- 6.4.1. A Landscape and Visual Appraisal has been prepared by LVA Ltd in support of the application.
- 6.4.2. The site is currently an agricultural land use, with a large barn, hardstanding, and a field margin bordered by hedgerows with trees and fencing. The landscape surrounding the site is characterised by mixed farmland with small to medium-sized fields, broken up by hedgerows and occasional tree lines. Residential properties are located to the northeast and southeast along Nutbourne Lane, with the site situated within a rural agricultural setting.
- 6.4.3. The appraisal involved a field survey conducted in November 2025, which identified nine key viewpoints to assess visual sensitivity and impact. These viewpoints represent a variety of receptors, including users of public rights of way (PROW), residential properties, and those passing through the area. The study area was determined by the zone of theoretical visibility

(ZTV), which models the areas where the proposed development might be visible, considering the topography and existing vegetation.

- 6.4.4. The assessment concluded that the proposed development would not significantly alter the character of the surrounding landscape due to the nature of the surrounding development, which already includes residential properties and agricultural structures. The construction of the new dwelling is considered to be in character with the existing built form along Nutbourne Lane and would not be out of place within the local landscape context.
- 6.4.5. Visual impacts were found to be mostly localized, with the development being most visible from viewpoints located along footpath PUL-2336, particularly viewpoints 1 to 4, which lie closest to the site boundary. However, the proposed building would replace the existing agricultural barn and, while of a broadly similar scale, would have a reduced footprint from the existing. As a result, the overall change in views would not be considered substantial.
- 6.4.6. For viewpoints further from the site, the visibility of the proposed development would be minimal due to the intervening topography and mature vegetation that provides natural screening. The visual effect from these locations is considered negligible to small, with little or no material change to the existing views.
- 6.4.7. In terms of landscape impact, the development was assessed to have a minor overall effect on the landscape character. The existing agricultural nature of the site and the surrounding area means the proposal would not disrupt the overall landscape structure.
- 6.4.8. To mitigate the potential visual and landscape impacts, several measures have been recommended:
- Retaining and managing existing native tree and hedgerow planting around the site boundaries.
 - Planting additional native species hedgerows and trees to link into the wider network of field boundaries.
 - Including ornamental planting within the residential frontage to enhance visual appeal and support biodiversity.
 - Designing the built form to match the height and scale of the existing barn, and setting it back from boundaries to allow for the growth of boundary vegetation.
 - Using local vernacular materials for the external envelope of the buildings to reduce visual intrusion and aid integration with the surrounding environment.
- 6.4.9. With the proposed mitigation measures in place, the overall landscape impact is expected to remain moderate, with visual impacts reduced to a minor level. The development would blend into the existing rural context and would not result in significant harm to the landscape character or visual amenity of the area. The development is therefore deemed acceptable in terms of its landscape and visual impacts, provided the recommended mitigation strategies are implemented effectively. It should also be noted that there will be no further impact than the Class Q scheme.

6.5. Lighting Assessment

- 6.5.1. The proposed lighting strategy relates solely to the single dwelling and will be limited in extent, intensity and duration. External lighting will be low-lux, discreetly positioned and controlled by timers and sensors to ensure it is used only when necessary. All lighting will be designed and installed in accordance with relevant guidance to minimise light spill, protect

local amenity and avoid adverse impacts on ecology, thereby preserving the rural character of the site.

- 6.5.2. The photographs below clearly demonstrate that the site and its immediate context already experience a notable level of external illumination during hours of darkness. Existing barns (including the one proposed to be demolished) and residential properties on and around the site are visibly lit, with internal light spill through glazing and external luminaires contributing to the night-time environment. This is evident in distant and closer views across the site, where illuminated built form is perceptible across open fields.
- 6.5.3. Against this baseline, the proposed development will not introduce a materially greater level of light spill or visual intrusion. The scale of the dwelling, the restrained lighting strategy and the use of modern low-level, downward-directed fittings ensure that illumination will be tightly controlled and localised. The proposals will not exceed the intensity or spread of lighting already evident from existing buildings within the site and its surroundings, as shown in the figures above.



Figure 10- Existing Dwellings inc. Nash Manor



Figure 11- Former Barn sough to be Demolished



Figure 12- All buildings on Site

- 6.5.4. As such, the proposed development will result in no unacceptable harm to neighbouring amenity, landscape character or ecological receptors. The lighting strategy represents a sensitive and proportionate response to the site context and will ensure that night-time conditions are improved from the existing situation already experienced and accepted at this location.
- 6.5.5. It is crucial to emphasise that the previously granted Class Q application did not incorporate any provisions for light controls or glazing. As such, this application offers a clear enhancement over the original permission, providing additional improvements that were not included in the initial approval.

6.6. Amenity

- 6.6.1. The proposed development has been assessed in accordance with the requirements of HDPF Policy 33, which seeks to ensure that new development does not result in unacceptable harm to the amenities of existing or future occupiers. Matters considered include overlooking, loss of privacy, overshadowing, overbearing impact, noise, disturbance, and general residential compatibility.
- 6.6.2. The nearest existing dwelling lies to the south of the application site, forming part of the Nash Manor residential cluster. The Site Plan confirm a separation distance of approximately 44 metres between the proposed dwelling and the closest residential property. This relationship is materially more generous than that which would have arisen under the extant Class Q permissions, which envisaged two dwellings positioned within the footprint and constraints of the existing barn.
- 6.6.3. In addition to this substantial physical separation, the intervening land comprises established vegetation, buildings, and incidental garden features associated with Nash Manor. This layered arrangement provides an effective buffer that prevents any direct intervisibility between the proposed dwelling and the existing homes. As a result, there would be no unacceptable impact on privacy, no loss of outlook, and no overbearing effects.
- 6.6.4. The proposed dwelling has been carefully orientated to maximise views towards the open countryside and beyond, rather than towards neighbouring properties. The first-floor glazing, including the balcony areas, is directed westward and south-westward across open land, ensuring that no direct lines of sight are established towards the existing residential cluster. This orientation significantly reduces the risk of overlooking and guarantees that the privacy of neighbouring properties is respected.

- 6.6.5. External lighting in these areas will be controlled via timers or motion sensors to minimise any light spill, ensuring that neighbouring properties are not adversely affected by illumination in these elevated zones. The lighting will be carefully designed to have a soft low rather than an obtrusive white light. This thoughtful design ensures that the development maintains a high standard of privacy for both current and future occupants, while being sensitive to its surrounding environment.
- 6.6.6. The introduction of a single dwelling will generate noticeably lower levels of domestic activity than the two dwellings that could be delivered through the fallback Class Q approval. The proposal represents a reduction in vehicle movements, comings and goings, and general day-to-day residential activity when compared with the lawful alternative. The use of the existing access drive ensures that no new vehicle routes or shared boundaries are introduced.
- 6.6.7. As such, the development will not result in any adverse noise or disturbance effects for neighbouring residents, especially given the rural context where baseline activity levels are low and separation distances are considerable.
- 6.6.8. The proposed dwelling maintains a comparable height and a reduced footprint to the existing barn structure. Given that the barn already occupies the location of the proposed dwelling, the replacement building will not materially alter existing light conditions, overshadowing, or outlook experienced by adjacent homes. Indeed, the enhanced design quality and removal of derelict structures will improve the visual environment when viewed from both north and south.
- 6.6.9. The proposal also provides high-quality amenity for future residents. The dwelling benefits from well-designed internal living space, excellent levels of natural light, direct rural views, and a well-proportioned private garden. The retained separation from Nash Manor ensures no mutual overlooking or amenity conflicts.
- 6.6.10. Taking all these factors into account, the proposal would not give rise to any unacceptable impacts on neighbouring residential amenity. The development maintains substantial separation distances, benefits from natural screening, and reduces potential disturbance when compared with the implementable Class Q fallback.
- 6.6.11. The scheme therefore accords with HDPF Policy 33 and the relevant requirements of the NPPF regarding safe, healthy, and inclusive living conditions.

6.7. Ecology

- 6.7.1. Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.
- 6.7.2. In support of the application, a Preliminary Ecological Appraisal (PEA) has been prepared by CSA Environmental. This report provides a thorough assessment of the ecological conditions of the Site, identifies any ecological constraints to the proposed development, and outlines opportunities for ecological enhancement.
- 6.7.3. The PEA confirms that the Site comprises a single farm building, associated hard-standing curtilage, and an access track leading to Nutbourne Lane. Surrounding habitats include grassland paddocks to the north and west, and a recently planted orchard to the east. The building is located within an agricultural setting.
- 6.7.4. The appraisal revealed that the Site does not fall within any statutory or non-statutory nature conservation designations. The nearest designation is the Arun Valley SAC/SPA/Ramsar site, located approximately 1.4km to the southwest.

- 6.7.5. A Preliminary Roost Assessment (PRA) for bats was conducted, and no evidence of bat roosting was found within the existing barn. The barn is considered to have 'negligible' potential for bat roosting due to its construction and internal conditions. However, two mature oak trees located off-site are noted to offer potential roosting opportunities for bats. The report advises precautionary measures regarding lighting to prevent disturbance to foraging and commuting bats.
- 6.7.6. The Site contains minimal areas of habitat suitable for protected species. However, the report identifies the need for precautionary measures during the development to protect nesting birds, reptiles, and amphibians. It is recommended that any vegetation clearance should avoid the bird nesting period (March to August).
- 6.7.7. The report highlights several opportunities for ecological enhancement within the development. These include the provision of native plants to support local wildlife, the planting of new hedgerows to improve connectivity, and the incorporation of bat and bird nesting opportunities in refurbished buildings and retained trees.
- 6.7.8. No overriding ecological constraints were identified that would prevent the development, provided that appropriate mitigation measures are implemented, including water neutrality, protection of off-site trees, and measures to protect wildlife during construction.
- 6.8. In addition, as part of the proposal to enhance the ecological value of the site and mitigate the potential impact on local wildlife, bird protection glass will be incorporated into the design of the dwelling's glazing. Bird protection glass is a specialist product that applies a transparent pattern on the glass visible to birds, reducing the risk of collision.
- 6.9. The glass coating is laminated and available in single, double, or triple glazing options. It can also feature additional properties such as low E coatings or solar control coatings, depending on the energy efficiency needs. The application of this glass will support local biodiversity by reducing bird fatalities, while maintaining the aesthetic quality of the dwelling with large, clear glass elevations.
- 6.10. Bird Protection Glass will be incorporated into the design of the dwelling where appropriate, including in windows and glazed areas. The exact application will be secured by condition to ensure that the appropriate areas are fitted with this glazing system.
- 6.11. It is therefore confirmed that the scheme is acceptable in ecology terms.

6.12. Biodiversity Net Gain

- 6.12.1. In support of the application, a Biodiversity Net Gain (BNG) assessment has been prepared by Environmental Assessment Services Ltd. The purpose of this report is to assess the potential for delivering biodiversity enhancements through the proposed development. This assessment considers existing habitats, proposed changes, and the strategies for enhancing biodiversity across the site.
- 6.12.2. The BNG assessment follows the guidelines outlined by the Chartered Institute of Ecology and Environmental Management (CIEEM), the British Standard BS42020:2013, the Statutory Biodiversity Metric User Guide (Defra, 2025), and the UK Habitat Classification (Version 2).
- 6.12.3. The site currently comprises agricultural land with a large barn, yard area, and a dilapidated greenhouse. The proposal involves demolishing the barn, constructing a 3-bedroom residential dwelling, and retaining the existing access arrangements, parking, and landscaping.
- 6.12.4. The BNG assessment was conducted using a detailed topographical survey of the site and a site visit on 4 November 2025. Existing habitats were mapped, and their condition was assessed. The assessment also considered proposed changes to habitats and evaluated the potential for biodiversity enhancement.

- 6.12.5. The results of the BNG assessment indicate that the site will achieve a small biodiversity net gain of +0.49% (+0.01 habitat units). This gain is largely attributed to the retention of mature trees and the reduction of hard-standing areas, which will increase available space for vegetation and biodiversity. However, the site will not meet the target of a 10% net gain in biodiversity.
- 6.12.6. To ensure full compliance with the mandatory 10% Biodiversity Net Gain requirement, the remaining biodiversity uplift will be delivered through the purchase of 0.13 biodiversity units from an approved off-site provider. This approach will fully compensate for the minor loss of bramble scrub (0.01 habitat units) and will ensure that the development achieves an overall net gain in biodiversity. The delivery of the off-site biodiversity units will be secured through the applicants BNG scheme which is registered under BGS-021025001.
- 6.12.7. A review of the proposed habitat changes reveals that the development will involve a shift from sealed surface areas (hard-standing) to vegetated garden areas, which will increase the potential for biodiversity on-site. All trees on-site, including a large oak and cherry tree, will be retained and protected, ensuring that the habitat value of these trees is maintained.
- 6.12.8. While no new linear features are proposed under the current scheme, the retention and enhancement of existing trees and the reduction of impervious surfaces are expected to enhance the ecological functionality of the site.
- 6.12.9. The proposed development will improve the ecological value of the site, particularly through the provision of vegetated garden space. However, additional offsite compensation will be necessary to fully address the loss of certain habitat types, such as bramble scrub, which cannot be incorporated into residential curtilages under the current biodiversity guidelines.
- 6.12.10. Overall, the proposed development is considered acceptable in terms of biodiversity net gain, with appropriate mitigation measures and offsite compensation recommended to ensure compliance with biodiversity targets.

6.13. Trees

- 6.13.1. Policies 26 and 31 of the Horsham District Planning Framework emphasise the importance of protecting trees and hedgerows for their role in landscape character and ecology.
- 6.13.2. In support of the application, a Tree Survey and Arboricultural Impact Assessment has been prepared by Environmental Assessment Services Ltd (EAS). The report provides a detailed assessment of the existing tree conditions, the impact of the proposed development on the trees, and the necessary measures to protect them during construction.
- 6.13.3. The tree survey, carried out on 4 November 2025, identified several key trees on the site, including oaks, cherries, and an ash. The report confirms that all trees on the site will be retained as part of the proposed redevelopment. Protection measures have been outlined to ensure that the trees are safeguarded, particularly their root protection areas, which are critical to their health and longevity.
- 6.13.4. The Arboricultural Impact Assessment highlights the presence of mature trees, particularly T1 (Cherry), T2 and T3 (Oaks), and T5 (Ash), and their RPAs, which extend into areas of proposed development. The report recommends the installation of protective barriers and exclusion fencing around the RPAs, in accordance with British Standard BS 5837:2012, to prevent damage to tree roots and to protect the surrounding soil from compaction during construction.
- 6.13.5. The assessment also addresses potential risks to the trees, including root disturbance, soil compaction, and accidental damage from construction machinery. The report concludes that, with the implementation of the recommended protection measures, these risks can be

adequately mitigated, ensuring that the trees remain unaffected by the proposed development.

- 6.13.6. The report identifies T5 (Ash) as being in poor condition, with recommendations for ongoing monitoring. If it is determined that the tree poses a significant risk, appropriate action will be taken, including potential removal. The other trees on the site, including T1, T2, T3, and T4, are in good condition and are expected to thrive post-development if the prescribed protection measures are followed.
- 6.13.7. The Tree Survey and Arboricultural Impact Assessment confirms that the proposed development will not result in significant adverse effects on the trees or their surrounding environment, provided that the recommended protection measures are fully implemented. These measures can be secured by condition and will ensure the preservation of the trees in the long term and their continued contribution to the local landscape and ecology.

6.14. Flooding and Drainage

- 6.14.1. The site is located within Flood Zone 1, which is classified as having a low probability of flooding, with less than a 1 in 1,000 annual probability of river or tidal flooding. Given the low flood risk, the proposed development is not anticipated to have significant impacts related to flooding.
- 6.14.2. However, as part of the planning application, a detailed assessment of drainage and surface water management has been provided to ensure that the development complies with best practices for flood risk management and drainage.
- 6.14.3. The surface water drainage strategy for the development will follow the existing drainage arrangements to ensure that runoff from the site does not increase. Surface water runoff will be managed in accordance with sustainable drainage principles, with surface flows directed in a way that mimics the current situation and prevents additional burden on the local drainage system. Additionally, surface water from the dwelling will be directed to soakaways, as with the existing house, with permeable surfaces used where possible in the hard landscaping schemes.
- 6.14.4. The foul water drainage for the development will be managed via a Klargestor system, which is a type of sewage treatment plant designed for small-scale developments. This system will ensure that all wastewater is treated appropriately before being discharged, in accordance with environmental regulations.
- 6.14.5. To mitigate any potential risks associated with drainage and flooding, the proposed drainage systems will be carefully designed and installed to meet all relevant standards and regulations. Regular maintenance of the surface water and foul drainage systems will be carried out to ensure continued efficiency and to prevent any risk of blockages or overflow.
- 6.14.6. In conclusion, the proposed development is considered to have minimal risk of flooding, as it is located in Flood Zone 1, and the drainage arrangements will ensure that surface water flows are managed in line with existing conditions. The foul drainage will be handled via a Klargestor system, ensuring that the development complies with relevant environmental and regulatory standards.

6.15. Highways and Access

- 6.15.1. Access to the Site is taken from the established private drive that serves Nash Manor and the neighbouring dwellings to the south. This access connects directly to Nutbourne Lane, a suitability of this access has already been assessed by West Sussex County Council (WSCC) Highways in relation to the extant Class Q Prior Approval (Ref: DC/24/1681), which permitted the change of use of the existing agricultural building to form two dwellings.
- 6.15.2. In their consultation response to the Class Q scheme, WSCC Highways confirmed that:

- No alterations were proposed to the existing access;
- There had been no recorded injury collisions at or near the access over the previous five-year period;
- There was no evidence of any existing highway safety concerns associated with its use;
- Agricultural activities would historically have generated movements by tractors, trailers, and occasional HGVs, meaning residential traffic would not represent a material intensification; and
- The character and frequency of movements associated with residential use were unlikely to exceed those arising from the site's lawful agricultural use.

6.15.3. Accordingly, WSCC raised no objection to the access arrangements, concluding that the Class Q proposal was acceptable in highway terms.

6.15.4. The current application seeks permission for a single dwelling, replacing the two dwellings approved under Class Q. This represents a further reduction in vehicular movements and substantially lowers the intensity of use of the access when compared with the implementable fallback position.

6.15.5. On this basis, the proposed development will have a significantly lesser highway impact than the consented Class Q scheme and continues to fall well within the parameters that WSCC Highways previously considered acceptable.

6.15.6. Ample on-site parking is provided within the curtilage of the dwelling, significantly exceeding the minimum requirements within WSCC's latest standards. Turning space is available to allow vehicles to enter and exit the site in a forward gear, and there is more than sufficient capacity for delivery, emergency or visitor vehicles to manoeuvre safely.

6.15.7. Provision for secure cycle storage can also be accommodated within the curtilage, ensuring conformity with HDPF Policies 40 and 41, which require developments to support sustainable travel options and provide adequate parking arrangements.

6.15.8. The proposal makes efficient use of the existing, established access, which has already been confirmed as safe and acceptable by WSCC Highways. The reduction from two approved dwellings to a single dwelling results in lower traffic generation and no adverse effects on highway safety, capacity, or the surrounding road network. Sufficient parking and turning space are provided in accordance with local requirements.

6.15.9. The development is therefore considered acceptable in highway and access terms, fully complying with HDPF Policies 40 and 41 and reflecting the conclusions reached by WSCC Highways in their assessment of the Class Q fallback.

6.16. Contamination

6.16.1. The Site's historic use as a working farm gives rise to the potential for contamination from agricultural activities, such as the storage and use of fuels, oils, and chemicals. This matter was addressed through Condition 1 of the Class Q Prior Approval (ref. DISC/25/0297), which required a site investigation and, where necessary, a remediation scheme to be agreed and implemented.

6.16.2. These detailed Site Investigation Reports and associated documentation have been resubmitted in support of this full planning application to ensure consistency between the Class Q fallback and the current proposals.

- 6.16.3. Any necessary remediation measures will be carried out in accordance with the approved scheme, and a verification report will be provided to the Council to demonstrate completion prior to occupation.
- 6.16.4. On this basis, the proposed development is consistent with the requirements of HDPF Policy 24, which seeks to ensure that land contamination is appropriately investigated and remediated to safeguard human health and the environment

6.17. Sustainability

- 6.17.1. Policies 36 and 37 of the Horsham District Planning Framework require new development to demonstrate how energy demand will be reduced and met through efficient, low-carbon measures, following the recognised energy hierarchy.
- 6.17.2. In support of the application, an Energy Statement has been prepared by Impact Sustainability Ltd. The report provides a detailed assessment of the proposed development's energy performance, baseline carbon emissions and the opportunities for energy efficiency and renewable energy generation, having regard to local planning policy requirements.
- 6.17.3. The Energy Statement is based on SAP 10.2 modelling undertaken for the proposed detached three-bedroom dwelling. A Part L 2021 compliant baseline assessment identifies annual regulated CO₂ emissions of 4,128 kg, against which the impact of the proposed energy efficiency measures and renewable technologies has been assessed.
- 6.17.4. At the *Be Lean* stage, the development focuses on reducing energy demand through a high-performance building envelope and efficient building services. Enhanced levels of insulation, high-performance triple glazing, a low air permeability rate and careful control of thermal bridging are proposed.
- 6.17.5. Space heating and hot water will be provided by a ground source heat pump, supplying low-temperature underfloor heating throughout the dwelling. The Energy Statement confirms that a ground source system is the most efficient and appropriate solution for the site, benefiting from the available land area and the absence of underground constraints. The use of a heat pump also takes advantage of the lower carbon intensity of grid electricity when compared to fossil fuel heating systems. These *Be Lean* measures achieve a 57.4% reduction in regulated CO₂ emissions relative to the Part L 2021 baseline.
- 6.17.6. In accordance with the *Be Clean* stage of the energy hierarchy, the potential for district heating and combined heat and power has been assessed. Due to the rural location of the site, the absence of existing or planned heat networks in the area, and the scale of the proposed development, the Energy Statement concludes that these options are not viable or appropriate. The report also confirms that the development is not suited to a 'network-ready' approach.
- 6.17.7. A range of low and zero carbon technologies has been considered at the *Be Green* stage. While air source heat pumps were identified as a technically viable alternative, the Energy Statement concludes that these would operate at a lower efficiency than the proposed ground source heat pump and would therefore only be considered should the preferred system prove unviable. Other technologies, including biomass, wind energy and solar thermal, were assessed and discounted due to site constraints, performance limitations and policy considerations.
- 6.17.8. The Energy Statement identifies roof-mounted photovoltaic panels as the most appropriate renewable technology for the site. A 5 kWp south-west facing photovoltaic array is proposed, generating on-site renewable electricity to offset operational energy use and support the heat pump system. With the inclusion of the PV array, the development achieves a total reduction in regulated CO₂ emissions of approximately 70.3% below the Part L 2021 baseline. Additionally, water-saving systems are integrated into the design of the scheme.

- 6.17.9. The Energy Statement concludes that the proposed development delivers a robust and policy-compliant energy strategy, achieving significant carbon reductions through fabric-first design, efficient heat pump technology and on-site renewable electricity generation. The proposal therefore accords fully with Policy 36 of the Horsham District Planning Framework and represents a highly sustainable form of residential development.

6.18. Minerals Resource Assessment

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

- 6.18.2. Policy M9 of the Joint Minerals Local Plan states:

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

(i) Mineral sterilisation will not occur; or

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

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

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

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

- 6.18.5. In mineral extraction terms the scheme is considered acceptable.

7. Conclusion

- 7.1. The proposal seeks full planning permission for the demolition of the existing agricultural barns and the construction of a single, high-quality dwelling at Nash Manor. The scheme represents a coherent and policy-compliant redevelopment of previously developed land and, through a reduced built footprint, offers a clear improvement both visually and functionally when compared with the current condition of the site.
- 7.2. The principle of residential development is strongly supported by the implementable Class Q Prior Approval (Ref. DC/24/1681). The discharge of the contamination condition and approval of the Regulation 77 application confirm that the fallback position carries substantial weight.
- 7.3. The proposal delivers a reduced quantum of development when compared with this fallback, resulting in fewer vehicle movements, lower levels of domestic activity, and a more appropriate relationship with the surrounding rural landscape. The Council's significant housing land supply shortfall further engages the presumption in favour of sustainable development.
- 7.4. The design has been carefully developed to deliver a well-proportioned, contemporary dwelling that responds sensitively to its rural context. By replacing a deteriorating agricultural structure, the development achieves a clear architectural uplift and reinforces the character of the wider Nash Manor Estate. The associated landscape strategy enhances the site's integration within its surroundings, reinstates rural features, and contributes to biodiversity objectives.
- 7.5. Importantly, consultation with neighbouring residents has taken place over the past year including on site invitation to the immediate neighbours and wider community whilst the sharing of the following CGI video. Access to the video can be found via the link <https://vimeo.com/1096842556?share=copy#t=0> or QR Code at Appendix A.
- 7.6. In result it is believed that there is support for the proposal. Some residents expressed that a single dwelling will be more appropriate and less impactful than the two dwellings permitted under Class Q, noting that the revised scheme presents a more sympathetic form of development that reflects the character and setting of the area. This positive local feedback provides additional reassurance that the scheme represents an improvement over the fallback position and integrates comfortably with the existing residential character.
- 7.7. The proposal safeguards the amenities of neighbouring occupiers through generous separation distances, careful orientation, and the reduction in potential activity associated with the fallback. The existing, previously assessed access arrangements remain suitable, and the proposal will result in a lower level of traffic than the permitted Class Q scheme. Matters relating to ecology, arboriculture, landscape, drainage, contamination, sustainability, minerals safeguarding and sustainability have been fully addressed.
- 7.8. Overall, the proposal constitutes a sustainable, well-designed and contextually appropriate form of development that accords with the National Planning Policy Framework and the relevant policies of the Horsham District Planning Framework. It delivers a high-quality replacement dwelling, offers clear benefits over the lawful fallback, and secures the long-term enhancement of a previously developed rural site.
- 7.9. For these reasons, the application is considered acceptable, and planning permission is respectfully requested.

Appendix A- QR Code for CGI Video of Proposals



