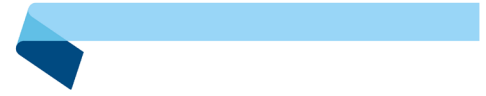


Batcheller Monkhouse



PLANNING STATEMENT

Erection of a self-build dwelling
with associated landscaping

at

Land to the north of Warnham Lodge Farm
Mayes Lane
Warnham

On Behalf of
Mr & Mrs Sharpe

Prepared by
Clare Bartlett MRTPI PIEMA
c.bartlett@batchellermonkhouse.com
01798 877555

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Appendix A – Pre-Application Advice

1 INTRODUCTION

- 1.1 This report is submitted in support of a full planning application for the erection of a self-build dwelling with associated landscaping on land north of Warnham Lodge in Warnham.
- 1.2 The report sets out the relevant background to assist the planning authority in its determination of the application. The tilted balance and self-build status of the proposal are considered to weigh heavily in its favour. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme against all relevant planning considerations.
- 1.3 The report should be read in conjunction with the following documents and plans which form part of the application.

Document Ref.	Document Title
157_01	Location Plan
157_00	Existing Site Plan
157_02	Proposed Site Plan
157_03	Proposed Floor Plans
157_04	Proposed Roof Plan
157_05	Proposed Elevation Plans
157_06	Outbuilding
157_07	Materials Schedule
157_08	Proposed Sections
DRA_0901_D03	Proposed Landscape Plan
	Planning Statement
	Design and Access Statement

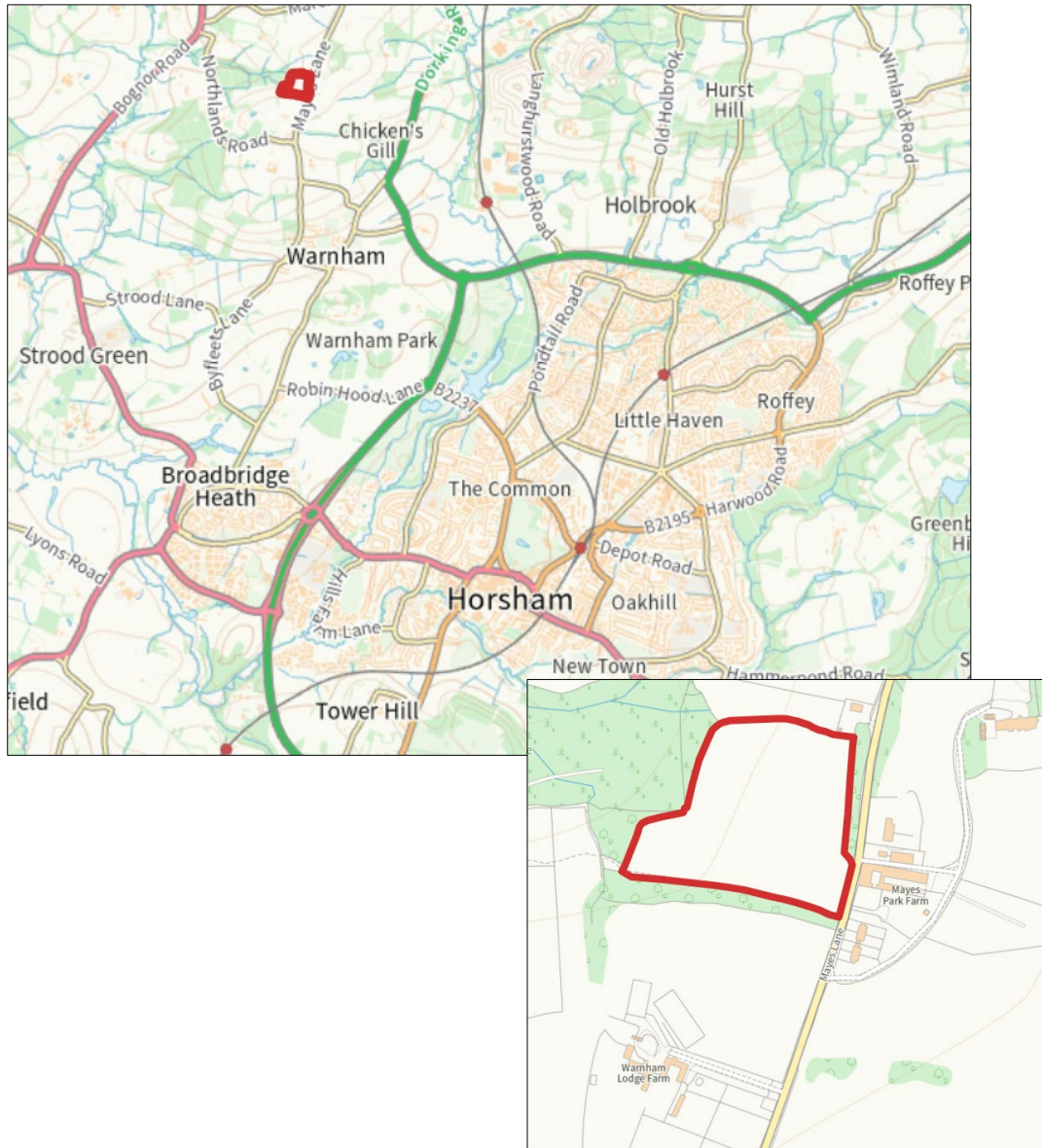
	Flood Risk Assessment and Outline Surface Water Drainage Strategy
	Application and CIL Forms

2 SITE AND CONTEXT

2.1 Application Site

2.1.1 The site extends to 3.5 hectares and comprises a field historically used for sheep grazing. The site is located approximately 1.6km to the north of Warnham village centre.

Figure 2.1 – Site Location



2.1.2 The site is largely screened on all sides by established trees with only glimpses possible from the existing field access and through trees on Mayes Lane.

Figure 2.2 – Aerial image of the site



2.2 Access and Rights of Way

2.2.1 The site has an existing gated field access off Mayes Lane.

Figure 2.3 – Existing Access



2.2.2 Running alongside the southern boundary but outside of the site is footpath no. 1420.

Figure 2.4 – Public Rights of Way



2.3 Ecology

2.3.1 The site has been surveyed by a qualified Ecologist who found the site to be dominated by intensively managed, species-poor modified grassland with adjacent areas of mixed scrub and broadleaved woodland.

2.3.2 Key findings of the survey include:

- statutory designated sites within 2 km, but the nearby Benland Wood LWS and Hoopers Copse ancient woodland are important for local biodiversity.
- No badger setts or signs were found on site, though foraging habitat is present and the wider landscape remains suitable for badgers.
- No bat roosts or significant activity were recorded in the grassland, but a mature oak at the entrance has high potential for roosting bats and the adjacent landscape supports a rich bat assemblage.
- No evidence of ground-nesting birds, reptiles, dormice, or great crested newts within the grassland, though suitable habitat and recent records exist in the wider area, particularly in woodland and scrub.
- No invasive non-native species were observed on site, but vigilance is recommended due to local records in the wider landscape.

2.4 Landscape

2.4.1 The site does not lie within a designated landscape. It lies within the Warnham and Rusper Wood Ridge landscape character area, the key characteristics of which are:

- Undulating wooded ridges
- Distinct escarpment to the north of Horsham
- Secretive wooded ghylls
- Strong pattern of shaws and hedgerows
- Intricate patchwork of small pasture fields
- North to south running narrow lanes, sunken in places
- Linear ridgetop villages and hamlets. Farms and cottages dispersed along lanes
- Strong historical vernacular of half timber with plaster/brick, tile hanging and weatherboarding
- Mostly rural character

2.5 Site Context

2.5.1 The site is located to the north of Warnham Lodge, which is a large property set in substantial grounds. To the east is Mayes Lane which features cottages, houses and converted former farm buildings. To the north is a residential property known as Little Tanners and to the west is woodland known as Hoopers Copse.

Figure 2.6 – Neighbouring Properties

Mayes Lane





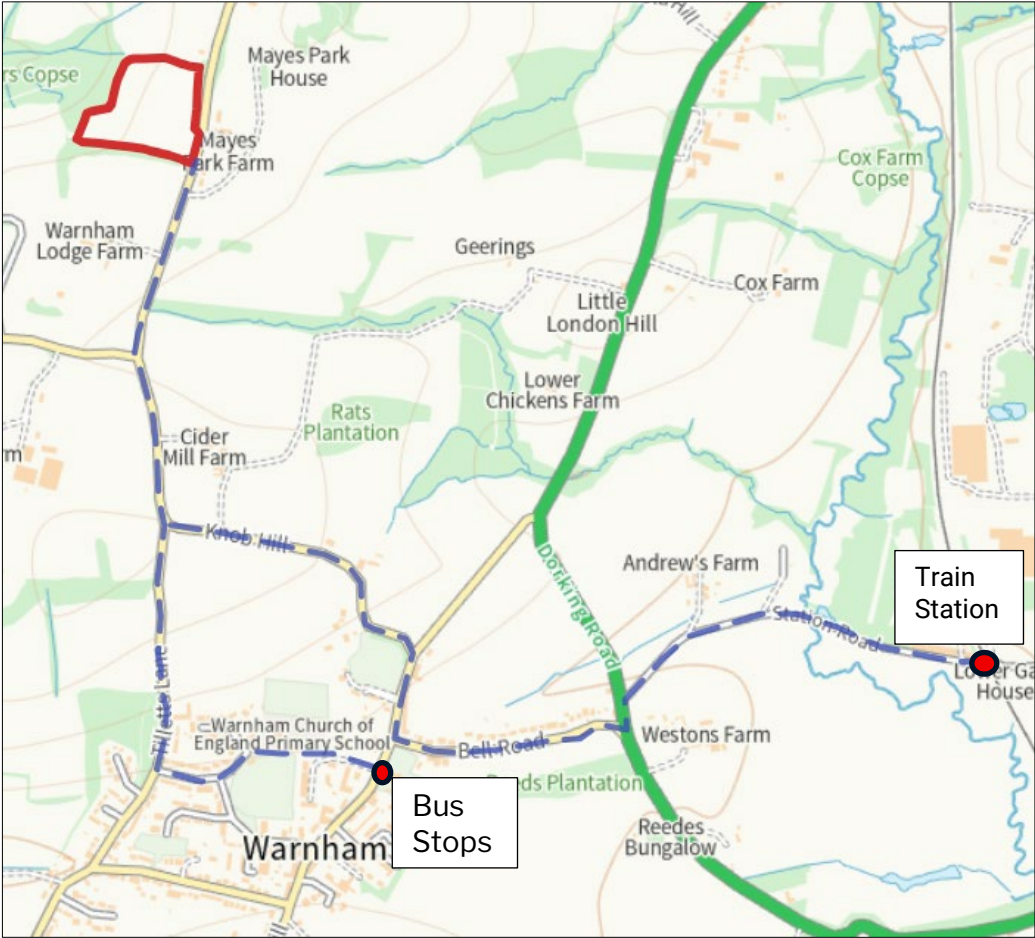
Northlands Road



2.6 Public Transport

- 2.6.1 The nearest bus stops are located at Knob Hill Corner which is a 20 minute walk away. Warnham train station is 2 miles away.

Figure 2.7 – Routes to Bus Stops and Train Station



3 PROPOSED DEVELOPMENT

3.1 Pre-Application Advice

3.1.1 A pre-application submission was made in June 2025 seeking the planning authority's advice regarding initial proposals for a house on the site. The pre-application scheme comprised a Georgian style house, garaging and a barn providing stabling and storage space.

Figure 3.1 – Pre-Application Scheme



3.1.2 Pre-application advice was provided in August. A copy of the advice received is attached at Appendix A and is summarised below:

Principle of Development

- The site lies outside the built-up area boundary, so countryside protection policies apply.
- Policies in the Horsham District Planning Framework (HDPF) restrict development in such areas unless allocated in a Local Plan/Neighbourhood Plan or adjoining a settlement edge – which this site does not.
- The Council lacks a 5-year housing supply, so the “tilted balance” (NPPF para 11d) applies, meaning applications are considered more flexibly.
- However, the site does not adjoin the settlement boundary, so the proposal would not be supported in principle.

Design and Character

- The proposed Georgian-style dwelling is not considered appropriate in this rural context.
- Its suburban aesthetic and heavy glazing would contrast with local rural vernacular (barn conversions, timber, softer forms).
- Any scheme should instead reflect local materials and rural design traditions.

Residential Amenity

- No significant adverse impact on neighbouring properties anticipated.
- Highways
- Existing access via Mayes Lane is likely adequate, but WSCC Highways must be consulted.
- Adequate parking appears possible, though exact needs depend on final design.

Ecology & Trees

- The site borders Hoopers Copse Ancient Woodland.
- An Arboricultural Impact Assessment and BS5837-compliant tree survey will be required.

- A natural buffer between residential curtilage and Ancient Woodland should be maintained.
- Preliminary Ecological Assessment needed to ensure no harm to protected species.

Water Neutrality

- Development must demonstrate water neutrality given the district's water stress and impacts on Arun Valley protected sites.

Biodiversity Net Gain (BNG)

- Although self-build may be exempt, the Council expects enhancement measures.
- Proposed features (wildflower grassland, native scrub, wetlands, pollinator habitats) are welcomed.

3.2 Proposed Development

3.2.1 The proposal is for the construction of a two-storey detached dwelling with landscaping proposals across the wider site.

3.2.2 The dwelling comprises a traditionally proportioned building designed to sit comfortably within its setting, with a coherent architectural approach applied across all elevations. The proposed dwelling adopts a simple form with a pitched roof and regularly spaced window openings, reflecting a clear and consistent design intention.

3.2.3 The south elevation represents one of the principal façades of the building and demonstrates a symmetrical arrangement of windows at both ground and first-floor levels. This façade establishes the overall character of the dwelling through its ordered composition and clear vertical and horizontal alignment of elements. The west elevation provides the side profile of the structure, highlighting the roof pitch, eaves line and supplementary window openings that contribute to internal daylighting while maintaining visual balance externally.

3.2.4 The north elevation, forming the rear aspect, continues the consistent language of the design, with window placements and proportions that echo those seen on the primary elevations. Similarly, the east elevation completes the architectural composition, showing additional windows and detailing that ensure all sides of the building are treated with equal consideration.

3.2.5 The dwelling is of traditional appearance that is respectful of the local vernacular. The

overall design seeks to integrate sensitively into its surroundings through balanced proportions, consistent fenestration and a straightforward roof form, contributing positively to the landscape and built context.

- 3.2.6 The dwelling will be located almost centrally within the plot providing a significant offset from the road. Access would be off Mayes Lane via a long driveway. A new gated entrance would be formed in place of the existing field access which would be offset from the road to minimise impact on the existing trees and the character of the lane. The existing access surfacing and width would remain unaltered to protect existing trees either side. The first 15 metres of the driveway would be constructed using a no-dig method, using a cellular confinement system to create a stable, load bearing surface without excavation to protect any tree roots. A car parking courtyard will be located to the north of the arrival area.

Figure 3.2 – Landscape Plan



- 3.2.7 Behind the house, on the western side, there would be a secure private garden with a paved patio and a terraced garden.
- 3.2.8 Soft landscaping would be provided across the site in the form of scattered trees, native mixed-species scrub planting and garden hedgerows, lawns and neutral species-rich grassland, garden and inundated planting.
- 3.2.9 The scheme would deliver measurable biodiversity gains by creating a mosaic of habitats, increasing species and structural diversity, and improving ecological connectivity. Woodland edge and scrub enhancement, wetland creation, and grassland diversification will all contribute to the long-term ecological value of the site and wider landscape.

- 3.2.10 Management prescriptions will ensure that these habitats are maintained and improved over time, supporting protected and priority species recorded in the area.
- 3.2.11 In relation to surface water drainage, water will be directed towards proposed ponds 1 and 2, and from there to pond 3 via a swale which will run along the western side of the driveway. From pond 3 water will be discharged into the drainage ditch along Mayes Lane. The proposed drainage system has been designed to accommodate surface water runoff generated by the impermeable surfacing.

4 PLANNING BACKGROUND

4.1 Planning History

4.1.1 The site has no planning history.

4.2 Planning Policy

4.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2.2 The statutory Development Plan relevant to the site comprises the Horsham District Planning Framework (adopted 2015) and the Warnham Neighbourhood Development Plan (made 2019). Both are now more than 5 years old.

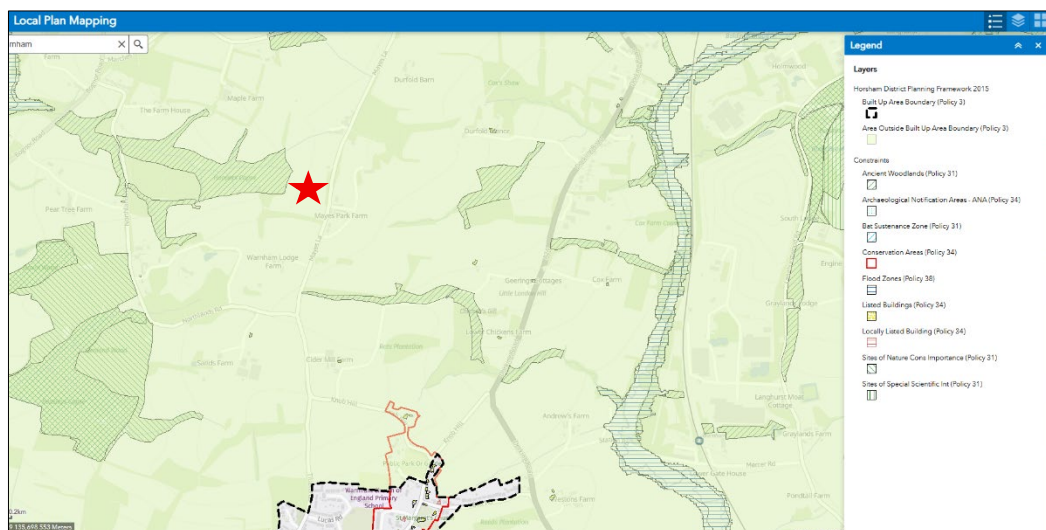
4.2.3 Material considerations include the National Planning Policy Framework (2024), Facilitating Appropriate Development document, Natural England’s Position Statement

Development Plan

Horsham District Planning Framework (2015)

4.2.4 The accompanying Policies Map identifies the site as lying within the countryside. It is not subject to any statutory designations, although does abut ancient woodland.

Figure 4.1 – Horsham District Planning Framework Policies Map



4.2.5 The following policies are relevant to the proposal:

- Policy 1: Strategic Policy: Sustainable Development

- Policy 2: Strategic Policy: Strategic Development
- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 15: Strategic Policy: Housing Provision
- Policy 16: Meeting Local Housing Needs
- Policy 24: Strategic Policy: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 35: Climate Change
- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Design and Construction
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.2.6 Policy 1 of the Horsham District Planning Framework (HDPF) requires the Council to take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development. Where there are no policies relevant to the application or relevant policies are out of date, the Council will grant planning permission unless material considerations indicate otherwise.

4.2.7 Policy 2 states that development around the edges of existing settlements will be managed in order to prevent the merging of settlements and to protect the rural character and landscape. The provision of rural housing is supported where it will contribute towards the provision of affordable housing where there is a demonstrable need.

4.2.8 Policy 3: Strategic Policy: Development Hierarchy – states that development will be permitted within the towns and villages which have defined built-up area areas. The policy sets out a settlement hierarchy. Warnham a third tier ‘medium village’ settlement defined

as having a moderate level of services and facilities and community networks, with some access to public transport.

- 4.2.9 Policy 4: Strategic Policy: Settlement Expansion – the growth of settlements across the District will be supported (subject to criteria) in order to meet identified local housing, employment and community needs.
- 4.2.10 Policy 15 supports expansion where it is appropriate to the scale and function of the settlement type. The development should demonstrate that it meets the identified housing needs or will assist the retention and enhancement of community facilities and services.
- 4.2.11 Policy 16: Strategic Policy: Meeting Local Housing Needs – development should provide for a mix of housing sizes, types and tenures to meet the needs of the district’s communities as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.
- 4.2.12 Policy 24 seeks to protect the high quality of the district’s environment. Developments will be expected to minimise emissions including noise, odour, air and light pollution, and ensure that they are appropriate to their location, taking account of ground conditions and land instability.
- 4.2.13 Policy 25 states that the Council will support development proposals which protect, conserve and enhance the landscape and townscape character.
- 4.2.14 Policy 26 requires developments to be of a scale appropriate to the countryside character and location. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside, and protects and/or conserves and/or enhances the key features and characteristics of the landscape character area in which it is located.
- 4.2.15 Policy 31 states that 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.
- 4.2.16 Policy 32: The Quality of New Development – requires a high quality and inclusive design for all developments within the District. Development should (inter alia) be attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and surrounding spaces.
- 4.2.17 Policy 33 presumes in favour of the retention of existing important landscape and natural

features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development. The proposed scale, massing and appearance of the development should be of a high standard of design and layout and where relevant should relate sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

- 4.2.18 Policy 35 supports development it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.
- 4.2.19 Policy 36: Appropriate Energy Use – All development will be required to contribute to clean, efficient energy.
- 4.2.20 Policy 37 states that all developments must be designed to encourage the use of natural lighting and ventilation. Measures which enhance the biodiversity value of a development should be incorporated. Satisfactory arrangements for the storage of refuse and recyclable materials should be an integral part of design.
- 4.2.21 Policy 40: Sustainable Transport – development will be supported subject to criteria including the need for it to be located in areas where there are or will be a choice in the modes of transport available and minimises the distance people need to travel.
- 4.2.22 Policy 41: Parking – adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Warnham Neighbourhood Development Plan (made 2019)

- 4.2.23 The following policies are considered to be of relevance:
- 4.2.24 Policy W1 seeks to focus development within the built-up area boundary and resist proposals outside of the boundary unless they conform with policies of the HDPF.
- 4.2.25 Policy W3 sets out the preferred housing mix which is more likely to be applicable to larger housing schemes.
- 4.2.26 Policy W4 supports developments that provide 25% of dwellings to Lifetime Homes standards.
- 4.2.27 Policy W5 sets out design criteria for residential development. In particular such development should respect the landscape, valued views, the local streetscape and heritage assets. High quality design must be demonstrated that is in keeping with the scale

and character of buildings and layout in the area. Proposals must, where appropriate, provide adequate off-road parking; high quality boundary treatment; respect and protect the buildings and environment of the Conservation Area, listed buildings and other heritage assets; provide good pedestrian and cycle connections to the main services and public transport nodes; restrict height to a maximum of two storeys plus pitched roof unless clear justification exists; contain a proportion of single storey dwellings; and protect vehicular and pedestrian safety.

4.3 **Material Considerations**

National Planning Policy Framework (2024) (NPPF)

- 4.3.1 The NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 11).
- 4.3.2 There are three dimensions to sustainable development: social, economic and environmental (paragraph 8). Residential developments play an important role in the provision of sustainable development with the delivery of high-quality homes in the right location contributing towards the social, economic and environmental health of the district.
- 4.3.3 The NPPF states that development proposals which accord with the development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:
- The application of policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 4.3.4 Footnote 7 of the NPPF confirms that protected areas or assets include habitats sites and or sites designated as SSSIs, Green Belt, Local Green Space, National Landscapes, a designated heritage asset and areas at risk of flooding or coastal change.
- 4.3.5 The above presumption applies in this case as the Horsham District Planning Framework is more than five years old and the Council cannot demonstrate a five year housing land supply. In such an instance, the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits but only where the plan was made five years ago and contains policies and allocations to meet its identified housing requirement. The neighbourhood plan was made more than five years

ago and therefore the presumption continues to apply.

- 4.3.6 In terms of decision-making, the Framework states at paragraph 39 that ‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.
- 4.3.7 Paragraph 61 states ‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.
- 4.3.8 Paragraph 63 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies, including ‘people wishing to commission or build their own homes’. Footnote 28 refers to Section 1 of the Self Build and Custom Housebuilding Act 2015 which requires local authorities to keep a register of those seeking to acquire serviced plots in the area for their own selfbuild and custom house building. Local authorities are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self-build and custom-build properties could provide market or affordable housing.
- 4.3.9 Paragraph 72 requires planning policies to identify a sufficient supply and mix of housing sites including specific, deliverable sites for years one to five of the plan period and specific, deliverable sites or broad locations for growth for years 6-10 and where possible, for years 11-15 of the plan.
- 4.3.10 Paragraph 73 sets out that ‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly’.
- 4.3.11 Paragraph 78 requires strategic planning policies to include a trajectory illustrating the expected rate of housing delivery over the plan period. It states that ‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’.

- 4.3.12 Paragraph 83 states 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.
- 4.3.13 Paragraph 84 states that 'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling;
or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area'.
- 4.3.14 Paragraph 109 requires transport issues to be considered at the earliest stages of plan-making and development proposals. This is to ensure that (inter alia) the potential impacts of development on transport networks can be addressed.
- 4.3.15 Paragraph 110 acknowledges that 'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'.
- 4.3.16 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of

spaces for charging plug-in and other ultra-low emission vehicles. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport.

- 4.3.17 In assessing development proposals, paragraph 115 states that it should be ensured that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.
- 4.3.18 Paragraph 116 makes it clear that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 4.3.19 Paragraph 124 of the Framework states that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.
- 4.3.20 Paragraph 125 encourages multiple benefits from both urban and rural land, including through mixed use schemes.
- 4.3.21 Paragraph 125 confirms that planning policies and decisions should (inter alia) 'promote and support development of under-utilised land and buildings, especially if this would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.3.22 Paragraph 128 states that 'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs'.
- 4.3.23 In relation to design, Section 12 seeks to create high quality, beautiful and sustainable buildings and places, acknowledging that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.3.24 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

- 4.3.25 Paragraph 139 states that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- 4.3.26 a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or
- 4.3.27 b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings'.
- 4.3.28 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural local environment by (inter alia) 'recognising the intrinsic character and beauty of the countryside....'.
- 4.3.29 Paragraph 192 requires the protection and enhancement of biodiversity and geodiversity.

Warnham Parish Design Statement (2008)

- 4.3.30 The statement describes Warnham as rural with extensive open countryside, woodland, hedgerows and trees bordering roads and lanes. The village core has been developed alongside roads with infill over time, preserving variety in frontages, materials and architectural detail. Dispersed hamlets, updated farmhouses and estates contribute to a varied mix.
- 4.3.31 Traditional materials are a feature of the parish with buildings featuring local brick, render, weatherboarding, Horsham stones/tiles, and roofs often with local tile or stone flags.
- 4.3.32 The statement provides design guidelines and recommendations to ensure new development:
- Uses high quality materials and design reflecting local vernacular – matching traditional materials, scale, roof styles, detailing.
 - Respects massing, height, scale, and layout, so buildings sit well within topography and neighbouring properties.

- Retains and strengthens views and connections to the countryside; preserves landscape features such as hedges, trees, verges.
- Manages features such as gates, fences, front gardens, boundary walls in ways consistent with local character.
- Maintains rural character in highways and transport: narrow, verdant lanes, grass verges, limited visual intrusion from signage, street furniture.
- Ensures that new development is within the existing built-up area boundary unless there is a very strong justification and suitable infrastructure

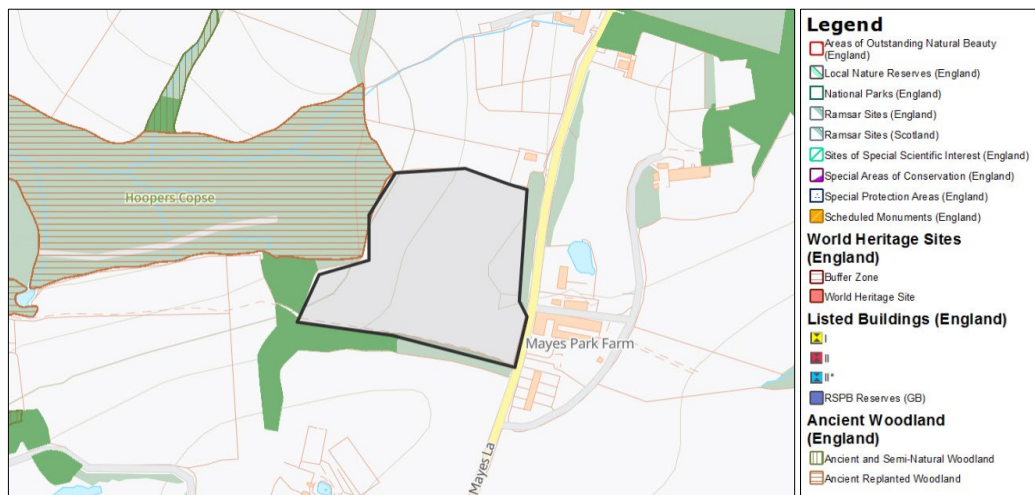
4.4 Environmental Constraints

4.4.1 The site is not subject to any statutory designations.

4.4.2 There is an area of ancient woodland (Hoopers Copse) adjacent to the site's western boundary, and adjacent to the south-western corner of the site is an area of priority habitat (woodland).

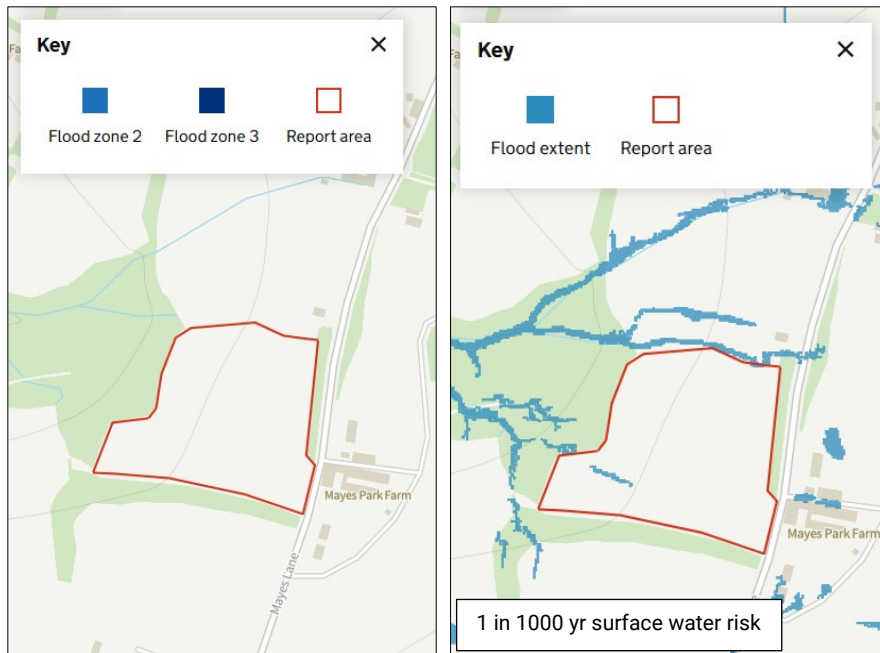
4.4.3 There are no listed buildings or conservation areas within close proximity of the site.

Figure 4.2 – MAGIC Map showing designations



4.4.4 The site is located within Flood Zone 1 with a low probability of flooding. The site is also at less-than-low risk of flooding from surface water up to a 1 in 100 year event. The pond at the rear of the site has a 1 in 1000 annual likelihood of flooding.

Figure 4.3 – Flood Maps for Planning



4.5 Planning History

4.5.1 The site has no planning history.

4.5.2 On nearby land planning permission was granted for a new dwelling on land south of Warnham Lodge Farm as an alternative to a Class Q consent (DC/20/0667).

Figure 4.4 – New dwelling on Northlands Road



4.5.3 On land to the north planning permission was granted for a replacement dwelling at Tanners Farm (DC/20/0057).

Figure 4.5 – Recently constructed dwelling on Mayes Lane



5 APPRAISAL

5.1 The main matters for consideration in the determination of the application are as follows:

- **Principle**
- **Landscape**
- **Design**
- **Amenity**
- **Ecology**
- **Trees**
- **Flood Risk and Drainage**
- **Pre-application advice**

5.2 These matters are considered in detail below.

Principle

5.3 Policies 3 and 4 of the HDPF outline the district's spatial strategy and which seeks to concentrate development within defined built-up areas and around the key settlements of the District. There are however instances where dwellings outside of built-up areas can be acceptable. These include where a Local Plan is out of date and where a Council cannot demonstrate a five year housing supply, both of which are circumstances which apply within the Horsham District. If Local Plan policies were strictly applied they would prevent the delivery of much needed housing in a District where there is no 5 year Housing Land Supply. Paragraph 11d of the NPPF is therefore engaged and the titled balance in favour of sustainable development is engaged.

5.4 In terms of the suitability of the location, whilst the site is not isolated it is accepted that occupiers of the home will need to make use of a private car to access most facilities. This is not unusual in a rural area, but a good range of facilities are in any case only a relatively short distance away. Warnham features a grocery shop, primary school, a post office, pub, sports facilities and village hall all within 1 mile or a 20 minute walk. Whilst most of the route does not feature designated paths, Mayes Lane and Tilletts Lane are relatively quiet country lanes that are used by walkers.

5.5 Warnham also has a mainline train station which is 2 miles away from the site, close enough

to be a viable mode of transport, and with secure storage for bicycles. Metrobus also operates regular services through the village. As a rural location it is well served by public transport.

5.6 The proposals would meet the principles of sustainable development. In terms of the social aspect the delivery of one new home within an area of significant housing need would be a benefit, albeit a modest one.

5.7 The dwelling will also be a self-build project for the applicants who are on the Council's self-build register and wish to build their own homes in the area where they have long-term connections. In particular, their children attend a local school and the family attend St John's Church in Horsham. They play an active part in the parish community with Vanessa helping older parishioners with weekly shops and errands. Vanessa also takes her therapy dogs to local care homes to support end of life dementia patients and is training her mini Shetland ponies to do the same.



- 5.8 The Council is not able to demonstrate the adequate delivery of custom and self-build homes and there are no other known self-build plots in either Warnham or the district. As the applicants own the land it most likely represents their only realistic opportunity to build their own home. The Council's latest Self and Custom Build Register of Interest (November 2025) lists 172 people currently on the register but only 70 plots have been granted permission. The proposal will therefore assist the Council in performing its duties under sections 2 and 2A of the Self Build and Custom Housebuilding Act 2015 to grant enough permissions to meet the identified demand.
- 5.9 The new dwelling would also support the vitality/viability of existing facilities in Warnham.
- 5.10 Environmentally, whilst the scheme is not subject to BNG requirements it does in any case deliver significant ecological enhancements. The home would also be constructed from materials sourced locally wherever possible to minimise delivery miles.
- 5.11 The scheme would also deliver economic benefits such as providing construction jobs and patronage of local businesses.
- 5.12 There are some appeal decisions of direct relevance to this application. Appeal reference APP/Z3825/W/22/3303603 relates to a proposed detached dwelling in Southwater. The appeal was allowed and was considered at a time when the Council could only demonstrate a 4 year housing land supply, described by the Inspector as a 'significant shortfall'. The Inspector agreed that, due to the housing shortfall the fact a site lies outside of a build-up area boundary does not in itself constitute a reason to refuse planning permission. In that instance the site formed part of an existing property's garden and the Inspector considered it to have good enough accessibility to facilities within Southwater which were 0.9 miles away, and commented:

'This area, centred around Lintot Square, contains a wide range of services and facilities which include shops, a public house, library and health centre. The trip takes less than 3 minutes by car and slightly longer by bicycle. Although it would be possible for residents of the proposed dwelling to make the journey on foot, the lack of pavements and street lighting along Bonfire Hill and Church Lane would function as a deterrent, notwithstanding the option to use the Downs Link and other public rights of way as an alternative.'

'There can be no doubting that the proposal would lead to some additional vehicle journeys. However, the harm in this regard would be tempered by the short distance to the village centre. There would be options to use more sustainable transport modes. The poor provision for pedestrians weighs against the proposal, but walking remains a realistic possibility in daylight and good weather. Overall, I consider that occupants of the proposed dwelling would have reasonably good access to services and facilities in a higher order settlement.'

5.13 Appeal reference APP/Z3825/W/23/3325926 relates to another proposal for a detached dwelling located in a field within the countryside off Henfield Road in Cowfold. In that case, the site was located 800m from the village centre with no streetlights or footpath between the site and built-up area. Despite the Inspector considering walking or cycling to be unlikely, the availability of a bus service meant in their view the site would not be reliant on the private vehicle. The proposed dwelling was considered to be of a similar scale to nearby buildings and adequately screened by existing and proposed planting. In resolving to allow the appeal the Inspector commented:

'The proposed development would not be in a suitable location when judged against relevant HDPF and emerging NP policies. There would be some harm to the openness of the countryside but this harm would be relatively modest and the design would not be inappropriate in a rural area. Living conditions for future occupiers would be less than ideal. The site is not close to services and facilities but there are some opportunities for travel by means other than the private car. There would be conflict with development plan policies in these respects.

However, the general housing supply position is deficient. An additional dwelling would contribute towards the much needed supply of houses. Small sites can often be built-out relatively quickly and in this case the appellant intends to occupy the dwelling. There would be economic benefits arising from construction and spend in the local economy. Although these benefits are tempered by the small contribution that one house would make in the context of the current circumstances the additional dwelling would be valuable. There would be no unacceptable effects on protected species or habitats.

Paragraph 9 of the Framework explains that the three objectives of sustainable development are not criteria against which every decision should be judged. Rather, when Paragraph 11d) applies, the starting point is that permission should be granted. The overall adverse impacts would be significant although qualified to some extent by the small scale of the proposal. The objections identified nevertheless need to surmount a high hurdle to prevail in this balance.

In this case the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits of an additional dwelling when assessed against the policies in the Framework taken as a whole. As a result, the presumption in favour of sustainable development should be applied and Paragraph 11 d) indicates that permission should be granted. There are insufficient other material considerations to override this finding.'

5.14 The third appeal decision, reference APP/Z3825/W/25/3366188 relates to a proposed

detached dwelling on Stonehouse Lane in Cowfold. The Inspector dismissed the appeal, commenting that occupiers would be heavily dependent on the private car. The route to Cowfold village facilities would involve navigating the A272 which is a busy road with only narrow verges, unsuitable for walking or cycling.

5.15 The subject application site is more closely aligned with the characteristics of the first two appeal decisions. The site is a short distance to the village centre and sustainable transport options exist with walking into the village a realistic possibility and a train station within short cycling distance.

5.16 Therefore, whilst some conflict with the HDPF's spatial strategy is accepted in terms of the site's countryside location, this is considered to be outweighed by other factors, namely:

- Very significant housing shortfall
- District-wide need for further self-build plots
- Reasonable accessibility to facilities by means other than by car
- Lack of adverse impacts significant enough to outweigh the benefits of an additional self-build dwelling

Landscape

5.17 The site does not lie within a designated landscape.

5.18 Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District. Development is required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

5.19 The proposal accords with HDPF Policies 25 and 26, which require development to conserve and enhance landscape character, protect settlement separation, and ensure that rural character is not adversely affected. The dwelling is positioned within an enclosed field with strong boundary vegetation and negligible public visibility, ensuring the landscape impact is minimal.

5.20 The scheme also aligns with NPPF paragraph 187 which recognises the intrinsic character and beauty of the countryside, and Warnham NDP Policy W5 which requires rural development to respect valued landscape features.

Design

- 5.21 The dwelling adopts a traditional rural form, with simple massing, pitched roofs and sympathetic materials that reflect the local vernacular. This approach satisfies HDPF Policies 32 and 33, which require developments to be attractive, functional, locally distinctive and respectful of landscape context.
- 5.22 The proposal also aligns with NPPF Section 12 (para 135), which seeks high-quality design that responds to local character, and NDP Policy W5, which requires new dwellings to harmonise with the scale, height, and rural character of surrounding development. Amenity
- 5.23 The dwelling would be sited approximately 80 metres from the nearest property which is Little Tanners to the north. There is an intervening dense tree line which, together with the distance, would prevent overlooking or loss of privacy to this property.
- 5.24 To the south where a new dwelling is being constructed there would be an even greater distance which, together with an existing tree belt, would also prevent any loss of privacy.
- 5.25 The proposal therefore accords with HDPF Policy 32, which requires a high standard of amenity for existing and future occupiers, and complies with NPPF paragraph 135, which requires decision-makers to ensure new development safeguards residential living conditions.

Ecology

- 5.26 The application is supported by a Preliminary Ecological Appraisal which has informed the proposals. The appraisal found the site to be dominated by intensively managed, species-poor modified grassland, with adjacent areas of mixed scrub and broadleaved woodland lying outside the development boundary. The wider landscape supports a mosaic of high-value habitats, including ancient woodland, wet flushes, and ecological corridors.
- 5.27 Key findings of the appraisal include:
- No statutory designated sites within 2 km, but the nearby Benland Wood LWS and Hoopers Copse ancient woodland are important for local biodiversity.
 - No badger setts or signs were found on site, though foraging habitat is present and the wider landscape remains suitable for badgers.
 - No bat roosts or significant activity were recorded in the grassland, but a mature oak at the entrance has high potential for roosting bats and the adjacent landscape supports a rich bat assemblage.

- No evidence of ground-nesting birds, reptiles, dormice, or great crested newts within the grassland, though suitable habitat and recent records exist in the wider area, particularly in woodland and scrub.
- No invasive non-native species were observed on site, but vigilance is recommended due to local records in the wider landscape.

5.28 The development is designed to avoid high-value woodland and scrub habitats, focusing on low-value grassland. Key ecological constraints include the need to protect adjacent habitats, maintain hydrological patterns (especially towards Hoopers Copse and the North River tributary), and safeguard ecological connectivity. Opportunities have been taken to enhance the site's biodiversity through grassland diversification, woodland edge and scrub creation, wetland features and improved habitat corridors.

5.29 The mitigation hierarchy prioritises avoidance (by siting development on grassland), minimisation (sensitive construction practices), compensation (habitat creation), and enhancement (long-term ecological management).

5.30 Although formal BNG requirements do not apply as the proposal is a self-build project, the scheme nonetheless delivers biodiversity improvements consistent with the objectives of the Environment Act.

5.31 The scheme avoids harm to protected habitats and species and introduces meaningful enhancement measures, in line with HDPF Policy 31, which requires development to maintain and enhance green infrastructure and biodiversity. It also aligns with NPPF paragraph 192, which requires planning decisions to protect and enhance ecological networks.

Trees

5.32 The proposed dwelling and associated garden areas are located comfortably outside the root protection areas of all trees of arboricultural merit, and the scheme does not necessitate the removal of any Category A or B trees.

5.33 The most notable trees on or adjacent to the site are those forming the established belts along Mayes Lane and those associated with the ancient woodland at Hoopers Copse. These are fully retained and protected. The access arrangements have been specifically designed to avoid harm, with:

- retention of the existing access width between the roadside trees;
- no-dig construction for the first 15 metres of the driveway using a cellular confinement

system to avoid excavation within root protection areas;

- protective fencing and supervision by an arboricultural consultant during key stages of construction.

- 5.34 These measures ensure compliance with HDPF Policy 33, which requires the retention of important landscape features including trees and woodland, and with HDPF Policy 25, which seeks to conserve and enhance natural landscape features. The proposals also align with NPPF paragraph 192, which requires decisions to safeguard and enhance biodiversity and natural assets.
- 5.35 The retained treescape makes a strong contribution to the landscape character of this part of Warnham, and the development safeguards that contribution. The new landscaping proposed, which includes scattered trees, scrub planting and woodland edge enhancement, will further reinforce natural character and deliver long-term canopy continuity.
- 5.36 Accordingly, the development would conserve and enhance the site's arboricultural value and fully accords with HDPF Policies 25, 31 and 33, the NPPF (paras 139 and 192), and Policy W5 of the Warnham Neighbourhood Plan.

Flood Risk and Drainage

- 5.37 The submitted Flood Risk Assessment confirms that the site lies wholly within Flood Zone 1 and has no recorded history of flooding. The risk from fluvial, surface water, groundwater, sewers and reservoirs is assessed as very low or negligible. Appropriate mitigation is proposed, including raising the dwelling's finished floor level by at least 150mm above surrounding ground levels and ensuring external landscaping directs surface water away from buildings.
- 5.38 The submitted Surface Water Drainage Strategy has been developed to ensure the development does not increase flood risk elsewhere. Surface water runoff from the proposed 2,412m² of new impermeable area will be managed through a SuDS treatment train comprising shallow ponds/detention basins, a swale and permeable paving sub-base. The system provides sufficient attenuation for the 1 in 100 year plus 45% climate change event, with controlled discharge limited to 2.3 l/s—the equivalent greenfield QBAR rate—into the drainage ditch along Mayes Lane (subject to Ordinary Watercourse Consent). The scheme also provides adequate water quality treatment and includes allowances for urban creep.
- 5.39 Overall, the report concludes that the development can be delivered safely with respect to flood risk, will not increase risk elsewhere, and incorporates an appropriate and policy-compliant drainage strategy.

Pre-Application Advice

5.40 The table below explains how the amended scheme responds to the advice provided by the planning authority at the pre-application stage.

Pre-application advice	Applicant's response
Principle of Development	
The site lies outside the built-up area boundary, so countryside protection policies apply.	-
Policies in the Horsham District Planning Framework (HDPF) restrict development in such areas unless allocated in a Local Plan/Neighbourhood Plan or adjoining a settlement edge – which this site does not.	These policies are now out of date by reason of their age and the significant five year housing land supply shortfall. If the policies were strictly applied they would prevent the delivery of much needed housing in a District where there is a significant under supply of housing.
The Council lacks a 5-year housing supply, so the “tilted balance” (NPPF para 11d) applies, meaning applications are considered more flexibly.	<p>Where policies which are most important for determining the application are out of date, as in this instance, paragraph 11d requires permission to be granted unless one of two criteria applies-</p> <p>i) <i>the application of policies in this Framework that protect areas or assets of particular importance (referred to in footnote 7) provides a strong reason for refusing the development proposed.</i></p> <p>The scheme would not affect any areas or assets referred to within footnote 7.</p>

	<p><i>ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.</i></p> <p>There would be no adverse impacts significant enough to outweigh the benefits of the delivery of a self-build home in an area with significant need. Further, whilst the site is not isolated it is accepted that occupiers of the home will need to make use of a private car to access most facilities. This is not unusual in a rural area, but a good range of facilities are in any case only a relatively short distance away and all within 1 mile or a 20 minute walk. Warnham also has a mainline train station which is 2 miles away from the site, close enough to be a viable mode of transport, and with secure storage for bicycles. Metrobus also operates regular services through the village. As a rural location it is well served by public transport.</p>
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<p>However, the site does not adjoin the settlement boundary, so the proposal would not be supported in principle.</p>	<p>Given the five year housing land supply shortfall and age of the Local Plan, this in itself should not be a reason for refusal. The Shaping Development document provides guidance for speculative housing applications, however appeal inspectors have historically treated this type of document as just that – guidance – and it is not essential for a scheme to meet all criteria to be considered acceptable.</p>
<p>Design & Character</p>	
<p>The proposed Georgian-style dwelling is not considered appropriate in this rural context.</p>	<p>The design has been revisited and the dwelling now proposed is reflective of other properties found in the local area.</p>
<p>Its suburban aesthetic and heavy glazing would contrast with local rural vernacular (barn conversions, timber, softer forms).</p>	<p>The dwelling now reflects local rural vernacular and uses materials suitable for the rural location.</p>
<p>Any scheme should instead reflect local materials and rural design traditions.</p>	<p>As above.</p>
<p>Residential Amenity</p>	
<p>No significant adverse impact on neighbouring properties anticipated.</p>	<p>The dwelling remains distant enough from the nearest neighbours to avoid raising amenity concerns.</p>
<p>Highways</p>	

<p>Existing access via Mayes Lane is likely adequate, but WSCC Highways must be consulted.</p>	<p>-</p>
<p>Adequate parking appears possible, though exact needs depend on final design.</p>	<p>There is ample space for the parking of at least 6 cars on site.</p>
<p>Ecology & Trees</p>	
<p>The site borders Hoopers Copse Ancient Woodland.</p> <p>An Arboricultural Impact Assessment and BS5837-compliant tree survey will be required.</p>	<p>The scheme has been designed to be distant from existing trees, with a distance of at least 30 metres provided between buildings and areas of hardstanding. The ancient woodland edge is over 70 metres away.</p> <p>No alterations to the existing access, which runs close to an existing tree, are proposed. The driveway will be constructed using a cellweb no-dig system for the first 15 metres to protect any tree roots which may be in its vicinity.</p>
<p>A natural buffer between residential curtilage and Ancient Woodland should be maintained.</p>	<p>This has been incorporated into the scheme in the form of a native scrub planted border blending into a wildflower grassland area.</p>
<p>Preliminary Ecological Assessment needed to ensure no harm to protected species</p>	<p>This has been carried out and confirms an absence of harm to protected species.</p>
<p>Water Neutrality</p>	

<p>Development must demonstrate water neutrality given the district's water stress and impacts on Arun Valley protected sites.</p>	<p>Water neutrality requirements have since been lifted and it is no longer necessary for a development to demonstrate water neutrality. The dwelling will in any case be designed to water efficient standards, and will use no more than 110 litres of water per person per day.</p>
<p>Biodiversity Net Gain (BNG)</p>	
<p>Although self-build may be exempt, the Council expects enhancement measures.</p>	<p>The scheme incorporates significant ecological enhancement measures.</p>
<p>Proposed features (wildflower grassland, native scrub, wetlands, pollinator habitats) are welcomed.</p>	<p>These have been retained and plans developed in consultation with an ecologist and landscape designer.</p>

6 SUMMARY

6.1 Planning permission is sought for the construction of a single self-build dwelling with associated landscaping on land north of Warnham Lodge.

6.2 The site lies outside the built-up area boundary, however the Development Plan is more than five years old and Horsham District Council cannot demonstrate a five year supply of housing. As such, the presumption in favour of sustainable development (NPPF para 11d) applies and the tilted balance is engaged.

6.3 The proposal benefits from a number of strong material considerations which weigh in favour of approval:

Contribution to Housing Supply and Self-Build Duties

6.4 The scheme would deliver one additional home at a time of significant housing undersupply. The applicants are on the Council's self-build register, and the provision of a genuinely deliverable self-build plot directly assists Horsham District Council in meeting its statutory duties under the Self-Build and Custom Housebuilding Act 2015 (as referenced in NPPF para 63). Opportunities for self-build within Warnham and the wider district are extremely limited, and this represents a realistic and compliant opportunity for delivery.

Suitable and Sustainable Location

6.5 Although outside the built-up area boundary, the site is located close to existing dwellings and within realistic walking and cycling distance of Warnham village facilities, including school, shop, post office, sports facilities and bus routes. Warnham train station is approximately 2 miles away and accessible by bicycle. Recent appeal decisions in Horsham district confirm that such locations can be considered sustainable when judged against the NPPF as a whole.

Landscape and Visual Acceptability

6.6 The proposal is well-contained within an enclosed field with strong boundary vegetation and negligible wider views. No landscape designations apply, and the scale, form and siting of the dwelling ensure no harm to landscape character. The development respects Policies 25 and 26 of the HDPF and the Warnham Parish Design Statement.

High-Quality Design

- 6.7 The proposed dwelling adopts a traditional form, appropriate materials, and proportions reflective of local vernacular, in line with HDPF Policies 32, 33 and NDP Policy W5. The architecture is restrained and rural in character, ensuring the building integrates sensitively into the setting.

Biodiversity and Ecological Benefits

- 6.8 Although the development footprint is limited to low-value grassland, the scheme delivers meaningful ecological enhancement through implementation of the recommendations of the Preliminary Ecological Assessment. These include creation of species-rich grassland, native scrub, woodland edge buffers, wetland features, and long-term management of ecological corridors. There is no adverse impact on protected species or ancient woodland.

Trees

- 6.9 The proposals are sufficiently distant from existing trees to avoid the need for removal or excessive pruning. All trees will be protected during construction.

Lack of Technical Constraints

- 6.10 There are no issues relating to highway safety, flood risk, drainage, noise, odour, or land contamination that indicate refusal. The site lies within Flood Zone 1 with low surface water risk.
- 6.11 When assessed against the Development Plan and the National Planning Policy Framework as a whole, and applying the tilted balance required by NPPF paragraph 11d, the adverse impacts of the proposal do not significantly and demonstrably outweigh the considerable benefits.
- 6.12 The proposal represents a sustainable, well-designed, landscape-sensitive, and genuinely deliverable self-build home that contributes positively to housing supply, supports local services, enhances biodiversity, and aligns with national and local planning objectives.

Appendix A



Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
West Sussex
RH20 2AZ

Our ref: PE/25/0136
Your ref:
Officer: Bethan Tinning
Email: bethan.tinning@horsham.gov.uk
Tel: 01403 215429
Date: 15th August 2025

Dear Sir/Madam,

Location: Land North of Warnham Lodge Farm Mayes Lane Warnham Horsham

Details: Erection of one dwelling with associated landscaping

Thank you for your recent enquiry regarding the above. I have now been able to review the submitted details and the planning history of the site and can advise the following: -

Principle of Development

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

Policy 3 of the HDPF seeks to concentrate new development within existing settlement boundaries, with Policy 4 setting out a series of criteria which must all be met for the expansion of settlements. Warnham is classified by Policy 3 as a 'Medium Village', these are settlements with a moderate level of services and facilities, together with some access to public transport.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Policy 1 of the Warnham Neighbourhood Development Plan seeks to focus development within the built-up area boundary and resist proposals outside of the boundary unless they confirm with policies of the HDPF.

As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built-up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge.

In addition, within this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. This criterion includes supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The proposed development does not meet any of this criterion, nor is it considered to be essential to the countryside location and does not therefore comply with Policy 26 of the HDPF.

The Council is however currently unable to demonstrate a five-year housing land supply, with the latest Authority Monitoring Report (April 2025) detailing a supply of 1 year. In such instances the Paragraph 11(d)(ii) of the NPPF states that where there are no relevant development plan policies in place, or the policies that are considered most important for the determination of applications are out of date (such as when a five year housing land supply cannot be demonstrated), planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

In this case the most important policies contained within the HDPF, including Policies 2, 4 and 26 must be afforded reduce weight given the engagement of the 'tilted balance' within Paragraph 11d.

In recognition of this, the Council published interim guidance on Facilitating Appropriate Development (FAD). The FAD recognises that the Council is likely to receive applications outside of defined BUABs and on unallocated sites (such as this proposal) as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, The FAD confirms that applications which meet *all* of the criteria will be positively considered:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

There are elements of the above FAD criteria which could be met by residential development of the scale and siting proposed. However, as the site does not directly adjoin a the BUAB, the proposal would fail on the first criterion of the FAD, thus the proposal would not be supported in principle. Should an application be submitted, consideration of the above would be given as part of the planning balance.

Character and Appearance

Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture, and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

While the proposed dwellinghouse appears to be of good quality design, the design is not considered suitable for the rural location. There is a significant level of glazing and harsh lines proposed within the Georgian design and the appearance appears harsh and prominent to the eye. The Georgian architecture is considered an alien aesthetic and appears very suburban. The Georgian style would introduce a new aesthetic which has no relation to the existing character of the area. For a plot that remains undeveloped, it is considered that any potential development should emulate the local vernacular. The residential dwellings to the south of plot are barn conversions and have more visually rural design, such as Warnham Lodge Farm which utilises a mock tutor appearance, with gable ends and dormer windows. Some elements of the Georgian character could be included within a dwelling, such as the Georgian-style windows or the pillars, however, the overall appearance should maintain an overall reflection of the countryside setting of Warnham. Local materials such as timber, should be used, to create a softer rural appearance, more in-keeping with dwellinghouses in the surrounding area.

As currently presents, Officers are of the view that the proposed scale and design of the dwelling (notwithstanding the above relating to the principle of the development), would not be supported given the above.

Residential Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed development would be located at a sufficient distance from existing dwellings in the surrounding area so that no adverse harm to existing properties would likely occur.

Should an application be submitted, the proposal would be subject of wider public consultation.

Highways

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

The application proposes to utilise the existing access off Mayes Lane. This would be subject to consultation with WSCC Highways, as the Local Highways Authority. The existing access is considered of a sufficient size to accommodate an increase in traffic. While no floor plans or details regarding the number of bedrooms have been provided as part of the application, it is considered that there would be a sufficient number of parking spaces provided, either within the garage or on the permeable driveway. The indicative site plan indicates five car parking spaces.

The Local Highway Authority (LHA), West Sussex County Council (WSCC) offer a separate pre-application service. This may be useful to understand the impact the proposal may have on an intensified use of the existing access, as well sustainable transport assessments, and any additional parking requirements, as HDC is not able to fully assess the impact that the development may have on highway and its use.

It should also be noted that the LHA may require that a Section 278 (Work on Public Highways, Highways Act 1980) highways agreement to be sought if additional works are needed to service or improve the existing access. Please also note that any alterations to the PROW network also requires WSCC's consent prior to any works being carried out.

The LHA operate their own pre-application advice service further details of which can be found through the following link:

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-applicationadvice-for-roads-and-transport/>

Ecology

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.

Should an application be submitted, it would need to demonstrate that the proposed development would have no adverse impact on protected species, such as bats, and its habitat and provide reasonable and necessary enhancements and mitigations where needed.

Trees and Landscaping

Paragraph 193(c) of the NPPF states '*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless they are wholly exceptional reasons, and a suitable compensation strategy exists.*'

The site is largely enclosed by mature trees and hedgerows which provide screening and enhance the landscape. The site abuts a boundary with the Hoopers Copse Ancient Woodland; therefore, consideration should be made to ensure that the proposal would not impact the Ancient Woodland or the root protection area of any of the woodland. The submitted pre-application planning statement, states that no trees are proposed to be removed, and the design ensures development avoids the root protection areas. Additional trees and hedgerow planting will be integrated into the landscaping scheme.

The HDC Arboriculture Officer was consulted and provided the following response:

The land holding is bounded by mature hedgerow, trees and woodland that are significant to the local landscape character. Most of the remaining shaws and woodland are remnants from historic land clearance and thus likely have always been tree'd/wooded. The Western boundary abuts Hoopers Copse designated Ancient Woodland.

Although the site plan indicates a formal garden surrounded by re-landscaped field providing the access drive and drainage requirements, the change of use would be desired for the whole land parcel as residential curtilage. In order to be able to consider a scheme for change of use as proposed, I recommend that any future application for similar development/change of use excludes a reasonable area of the field from the curtilage as a naturalised buffer to the designated Ancient Woodland, in accordance with the NPPF standing advice.

A planning application for development of the field should be accompanied by a measured BS5837 compliant tree survey and accompanying Arboricultural Impact Assessment.

Water Neutrality

Horsham District is supplied with water by Southern Water from its Sussex North Water Resource Zone and is situated in an area of serious water stress as identified by the Environment Agency. This supply is sourced from abstraction points in the Arun Valley, which includes locations such as Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.

Natural England has advised that it cannot be concluded that the existing abstraction within the Sussex North Water Supply Zone is not having an adverse impact on these Arun Valley sites. All new development within the Horsham District must not add to this impact, and one way of

ensuring this through water neutrality, whereby water consumption arising from new development can be demonstrated as being equal or less than the current situation on a site.

<https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications>

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is an approach introduced under the Environment Act 2021, to ensure that developments and land management leave the natural environment in a better state than it was before. It contributes towards nature recovery by helping to deliver habitat creation and enhancements as part of the design of new development.

There is now a statutory requirement to provide a minimum of 10% BNG on development sites. Further information can be found at: -

<https://www.horsham.gov.uk/planning/planning-applications/biodiversity-net-gain>

While the pre-application planning statement states that the proposed development would not be subject to mandatory BNG due to the self-build exemption, the applicants are committed to significantly enhancing the site's ecological value. The habitat creation and enhancements have been provided on the indicative site plan. The proposed biodiversity enhancements, such as establishment of species-rich neutral grassland, mixed native scrub, woodland edge enhancements, creation of small wetlands and provision for reptiles and pollinators, would be welcomed as this would enrich the biodiversity on-site above the existing baseline. If an application were submitted, this would be subject to consultation with the Ecologist.

Community Infrastructure Levy (CIL)

Development within Horsham District Council is now subject to a Community Infrastructure Levy (CIL). The development would therefore be fully CIL liable. Full details of CIL in the Horsham District (including the Charging Schedule) can be found on the HDC website at:

<https://www.horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/what-is-cil>

It is recommended that you view these pages to help inform what the CIL payment would be for any residential development of this site. Any application will need to include completed CIL forms as part of the submission.

Conclusion

On the basis of the above, it is considered that as the application is located outside of the designated built-up area boundary and is a countryside location, that the development would likely be unacceptable in principle. Furthermore, the design of the proposed dwelling would not be reflective of the local vernacular. However, if an application was submitted, the following information would be required: -

- Location Plan
- Block Plan
- Proposed Floor and Elevations Plan
- Site Sections Plan
- Planning Statement
- Water Neutrality Statement
- Drainage
- Arboricultural Impact and Method Statement
- Preliminary Ecological Assessment
- Biodiversity Net Gain Statement
- Landscape Visual Assessment

I hope the above is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference PE/25/0136 in your submission.

Yours faithfully

Bethan Tinning
Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.