DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1614
Little Croft , Haglands Lane, West Chiltington, West Sussex, RH20 2QS

DESCRIPTION:
Removal of existing 2m high conifer hedge on boundary alongside road and replace with 1.8m high close boarded fence inside boundary with a beech hedge planted in front.

RELEVANT PLANNING HISTORY:
None directly relevant to this application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:
Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

HDC Arboriculture: No Objection.

Parish Comments:
No objection

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:
The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the applicant. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 31 of the HDPF seeks to require development to contribute to the enhancement of existing green infrastructure and biodiversity, and resist development that is anticipated to have a direct or indirect adverse impact on features of biodiversity.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

This proposal is for the removal and replacement of an existing two-metre-high hedge which runs for approximately 20.5 metres, with a 1.8-metre-high close boarded fence and new beech hedge planting (outside of the fence line) to the southern boundary of the site. The application site is a large residential plot located within the built-up area of West Chiltington Common. The existing conifer hedge, to be removed, fronts the highway of Haglands Lane.

Haglands Lane has the character of a quiet rural road, with boundary frontages dominated by established planting which creates a verdant environment. The removal of the existing hedge and replacement close boarded fencing would create a significantly harder frontage which would appear at odds with the character of the wider locality. The existing hedge (to be removed) is not though protected and its removal could not be prevented through this planning application.

The proposal includes the planting of a new native beech hedge along the outside edge of the fence line. The replacement hedge would, once established, soften the appearance of the fence and create a frontage more in keeping with the established prevailing character. It is considered the presence of a hedge parallel with the highway would overcome the visual harm which would otherwise result from the proposed fence. In order to ensure its planting, and as the application is accompanied by limited detail on the particulars of the new hedgerow, a condition is recommended to secure further details and to the subsequent planting.

It is therefore considered that, subject to the above condition, the visual impact of the proposal would be acceptable and would accord with the above policies.

Impact on Neighbouring 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 siting and scale of the proposal and the resulting relationship with neighbouring properties would not result in any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Post-Development Condition:** Within 1-month of any part of the fence hereby permitted being erected, full details of new hedgerow planting along the front boundary of the site shall be submitted to the Local Planning Authority for its approval in writing. The details shall include plans and specifications to address the following: -

(a) Details of all proposed planting, including schedules specifying species, planting size, densities and plant numbers and pit details.

The approved planting shall be fully implemented in accordance with the approved details within the first planting season following the written approval of the Local Planning Authority. Any planting within the approved scheme which, within a period of 10 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/1614

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and Proposed	NONE	28.11.2024
Location plan		NONE	15.10.2024
Site plan	Existing	NONE	28.11.2024
Site plan	Proposed	NONE	28.11.2024
Supporting Docs	Application Form	NONE	15.10.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 16.01.2025

Authorising Officer sign/initial Guy Everest Date: 23.01.2025