Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0122
Bentons Place, Hooklands Lane, Shipley, West Sussex, RH13 8PY

DESCRIPTION:

Proposed installation of cladding and doors to existing barn

RELEVANT PLANNING HISTORY:

DC/18/0355	Infilling of clay to create embankment for new lake.	Pending Consideration
DC/19/1458	Change of use from an agricultural and workshop building to form x7 small industrial units	Application Permitted on 17.04.2020.
DC/21/0901	Prior notification for the existing track and gateways to be resurfaced.	Prior Approval Not Required on 01.07.2021.
DC/21/2118	Erection of up to 9 holiday chalets as a farm diversification.	Withdrawn Application on 08.12.2021.
DC/22/1299	Erection of 5no. holiday cabins as a diversification of a farming business	Pending Consideration
DC/25/0008	Application to confirm that on the balance of probabilities the bund was 87% substantially complete by September 2019 (Lawful Development Certificate - Existing)	Pending Consideration
DC/25/0121	Prior notification for the demolition of an agricultural barn.	Prior Approval Not Required on 21.02.2025.

DESCRIPTION OF THE SITE

The application seeks to install cladding and doors to the existing barn. The existing and proposed GIA is 208.76 sqm. The existing building is partially enclosed, with the west elevation completely enclosed, east elevation, partially enclosed, and the north and south elevations open. The building would be reclad in timber weatherboarding and cart shed doors / roller shutter doors would be installed to north elevation.

DESCRIPTION OF THE APPLICATION

The application site is located to the east of Hooklands Lane, outside of any designated built-up area boundary. The site is therefore located within the countryside in policy terms. The site is accessed via an existing track from Hooklands Lane, which leads to the application building, as well as the residential property known as Bentons Place Farm. The wider surroundings are characterised by enclosed agricultural fields.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Shipley Neighbourhood Plan (2019-2031):
Policy Ship HD3: High Quality Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Conservation: Comment

The proposal will not increase the harm to the setting of the listed building.

OUTSIDE AGENCIES

Nature Space: Comment

The type of development is not considered to be relevant to the District Licensing Scheme in this case and consider there would be no likely impact on great crested newts or their habitats. Therefore, have no comments to make at this time.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection have been received from 1 address, objecting to the application on the following grounds:

- Generate increased traffic movement.
- Inappropriate for the area.

Parish Comments:

Shipley Parish Council: Support

Member Comments:

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

Design 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.

Policy Ship HD3 of the Shipley Neighbourhood Plan states that all proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.

The proposed works to the barn are not considered to be significant, with the barn already partially enclosed. The proposed development would fully enclose the building, with timber weatherboarding on the elevations and cart shed doors installed on the north elevation. The proposed development will retain the existing built footprint and reflect the existing character of the building through the new materials. There would be no other changes relating to the site. It is considered that the proposed materials would be expected within a rural location such as this and the change in materials and enclosure of the building would not have a significant or harmful impact on the surrounding amenity or landscape.

Residential Amenity:

Policy 33 states development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The building is existing and there are no changes proposed to the building other than the new materials. Therefore, there is considered to be limited harm arising from the proposed work, with the nearest dwelling, Bentons Place Farm, located approximately 117m away.

Highways

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposal seeks to alter the materials of the building, where there would be no change in use or nature of the building. Therefore, the proposal would not raise any issues in respect of the highway network which adjoins the site.

Water Neutrality:

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.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application proposal relates to the installation of cladding and doors to the existing barn. Therefore, there would be no changes to the existing water usage and water neutrality is not required to be demonstrated.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/25/0122
(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
Location plan	Location Plan	none	27.01.2025
Elevation & Floor plan	Site & Building 2	2412BE_R0_000	04.02.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.03.2025

Authorising Officer sign/initial Tamara Dale Date: 31.08.2025