Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0824
Goffsland Farm , Shipley Road, Southwater, West Sussex, RH13 9BQ

SITE LOCATION & DESCRIPTION:

The proposal seeks to extend the roof of an existing livestock building. The building sits within Goffsland Farm and to the north lies Goffsland Farm House, a Grade II listed building.

It is noted there is an ongoing application within the site which involves the roof of a livestock building in its water neutrality statement. The livestock building relevant to this application appears separate from that referred to in DC/24/0932.

RELEVANT PLANNING HISTORY:

DC/24/0932	Change of use of agricultural land to allow for the siting of a shepherds hut for holiday use together with associated landscaping, parking and water offsetting.	Concurrent application under consideration.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision

Shipley Neighbourhood Plan:
Policy Ship HD3: High quality design

Shipley Parish Design Statement:

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:

The proposed extension would be set within the existing working farm buildings. It is not considered that the proposal due to its context would result in additional harm to the appreciation of the setting of the listed building Goffsland Farm.

Parish Comments:

Support

Representations:

None received

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

The main considerations material to this application relates to the principle, character and appearance of the proposal and its impact on heritage assets.

Principle of Development:

Policy 10 of the HDPF states that in the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported, particularly development that is appropriate to the countryside location and contributes to the diverse and sustainable farming enterprises of within the district.

Policy 26 of the Horsham District Planning Framework (2015) (HDPF) sets out a general policy of restraint against inappropriate development in the countryside in order to protect its rural character and undeveloped nature. Any development permitted must be of a scale appropriate to its countryside location and must not lead, either individually or cumulatively, to a significant increase in overall activity

in the countryside.

The proposal would extend an existing livestock building on Goffsland Farm, providing additional space for the storage of agricultural machinery, equipment and forage. The extension would be set within the existing working farm buildings and would provide for the continued agricultural activities of the enterprise.

It is therefore considered that the proposal would be essential to its countryside location and would directly support the needs of agriculture. The proposal would therefore meet the aims of policies 10 and 26 of the HDPF and is therefore acceptable in principle, subject to detailed considerations

Design and Appearance:

Policy 32 of the HDPF requires high quality design that complements locally distinctive characters of the district and contributes a sense of place in the way they integrate with their surroundings. Policy 33 of the HDPF sets out the Council's development principles in order to conserve and enhance the natural and built environment.

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.

Policy 34 of the HDPF states that *The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:*

1. *Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
2. *Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
3. *Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
4. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
5. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
6. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
7. *Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
8. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

The proposed building will have a typical agricultural appearance, similar to the existing livestock building. It is not considered that the proposal due to its context would result in additional harm to the appreciation of the setting of the listed building Goffsland Farm House.

The design of the proposed livestock building is typical of those seen on many livestock farms. It is therefore considered that the proposal complies with Policies 25, 32 and 33 of the HDPF and is acceptable in terms of design and appearance.

Amenity Impacts:

Policy 33(2) 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 development would extend an existing livestock building and would not introduce a new use to the site. The site already houses livestock and it is expected that farm machinery is kept within the site.

It is not considered that the proposal would intensify the level of activity nor have any adverse impact on the occupiers of residential properties in the surrounding areas.

Highways Impacts:

It is not considered that the proposal would result in a material intensification in use of the access.

Ecology:

The site is within red great crested newt impact risk zone. Given the site will impact an area already covered by concrete it is not expected the newt habitat will be impacted.

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. 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.

The statement provided with the application confirms the purpose of the proposal is to allow for additional storage. Any potential for increased livestock numbers would be an indirect outcome. The number of livestock kept on a farm would not be considered development, it would not be something that could be conditioned through the planning process. As such it is not considered that the proposal is required to demonstrate water neutrality, given any increase would be indirect and would not be considered development.

There is therefore no clear or compelling evidence to suggest the nature and scale of the agricultural barn in situ would directly result in a more intensive occupation that would result in an increased consumption of water which 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The Applicant has stated the proposal is exempt by way of being de minimis from providing BNG. The site is already a concreted cattle yard. A photo has been provided which corroborates the officer's understanding from their site visit. It is therefore considered that the development meets the de minimis exemption.

Conclusions:

The proposal is required for the future agricultural use of the site. It is considered the proposal is in accordance with the policies set out in the HDPF and Shipley NP.

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 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/24/0824
(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	19.06.2024
Site plan	Site Plan	NONE	28.05.2024
Elevation & Floor plan	Planning Drawing	P115	18.07.2024
Floor plan	Floor/Layout Plan	NONE	18.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 02/09/2024

Authorising Officer sign/initial Tamara Dale Date: 10.09.2024