



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 3rd March 2026

DEVELOPMENT: Erection of detached two-storey dwelling and creation of new vehicle access and driveway from Littleworth Lane.

SITE: Haynes, Littleworth Lane, Partridge Green, West Sussex, RH13 8JF

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/25/1531

APPLICANT: **Name:** Mr and Mrs J Clarfelt **Address:** C/O NJA Town Planning Ltd

REASON FOR INCLUSION ON THE AGENDA: The application represents a departure from the development plan

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the construction of a three-bedroom dwellinghouse within the rear garden of a property located on the east side of Littleworth Lane in Littleworth. The application would include a vehicle access and driveway to the south of the existing dwellinghouse known as Haynes, with the proposed dwelling being behind the building line of Haynes. The materials proposed include stone, timber cladding and a slate roof with a brick plinth. The dwelling would appear single storey at the front with 4 rooflights in a hipped roof. At the rear, the dwelling would appear two storey with the upper floor windows set within gabled dormers set flush with the rear elevation.

DESCRIPTION OF THE SITE

- 1.2 The application site comprises the rear garden to the dwellinghouse known as Haynes. The existing house is an L-shaped two storey dwellinghouse built in traditional materials set within large grounds that extend to the rear and south of the main house. There are a number of semi-mature and mature trees within the application site, with some screening along the western boundary. The application site is outside of the Built up area boundary such that it is considered to be within a countryside location in policy terms. The application site is within a red zone for the Great Crested Newt.

- 1.3 'Haynes' is a Grade II listed building. The listing description is as follows:

"Probably C17, refaced with painted brick on ground floor and fishscale tiles above. Horsham slab roof. Casement windows. Modern hipped tiled hood over the doorway. Two storeys. Two windows."

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework (Dec 2024)**

2.4 **Horsham District Planning Framework (HDPF 2015):**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 4: Settlement Expansion

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 35 - Strategic Policy: Climate Change

Policy 40 - Sustainable Transport

Policy 41 - Parking

2.5 **West Grinstead Neighbourhood Plan**

Policy 1: Local Gap

Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

Policy 9: Car Parking

2.6 **Horsham District Local Plan (2023-40) (Regulation 19):**

Strategic Policy 1: Sustainable Development

Strategic Policy 2: Development Hierarchy

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection

Strategic Policy 16: Protected Landscapes

Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

2.7 **Supplementary Planning Guidance:**

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

2.8 **Planning Advice Notes:**

Shaping Development in Horsham District (2025)

Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

WG/55/74

App for renewal of approval of details. erection
of 2 storey dwelling with garage

Permitted on
01.10.1974

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses and representations 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 <https://www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications>.

INTERNAL CONSULTATIONS

3.2 HDC Arboricultural Officer: Comment

The supporting arboricultural documents provide a fair assessment of the tree stock at the site and set out how the retained trees would be protected during the construction phase of the development, if approved. They are largely compatible with BS 5837:2012. However, observations are made regarding the risk of future resident pressure arising from the proximity of the new dwelling to retained large trees, particularly the two Oaks, T7 and T9.

No trees on the site are subject to statutory controls, such as a Tree Preservation Order, nor is the site located within a Conservation Area. The limited spatial separation between trees T7 and T9 (both Oaks) is noted. The position of T9, immediately north of the new dwelling, is likely to create foreseeable post-development conflicts. This includes potential concerns from future residents about falling tree detritus (such as acorns during a mast year), as well as leaf drop, bird excreta, and perceived safety issues associated with crown encroachment toward the northern flank wall of the dwelling. There is a credible risk of future resident pressure for inappropriate pruning or removal of T9.

If built as proposed, T9 will never reach its full potential as a landscape and visual amenity feature. Consideration should therefore be given to increasing the separation distance between T9 and the new dwelling. This could reasonably be achieved by shifting the building 3m to the south. It is noted that the ARB report recommends crown lifting T9 to improve light, which indicates that the relationship between the tree and the dwelling would be constrained enough to cause post-development issues.

The tree-to-building relationship with T7 is better than that with T9. However, given its location on the eastern boundary, T7 will at certain times of day (morning) restrict natural light entering the eastern section of the garden and likely the eastern part of the dwelling, including the patio area shown on the TPP. The loss of T6 (Category B) is regrettable. The justification provided is based on the building footprint positioning. However, given the tree's position set back from Littleworth Lane to the west, its loss could be compensated through appropriate mitigation planting, preferably near the new access.

The removal of T13 (Category U) is acceptable due to its limited merit and poor condition and is acceptable and will not have any wider landscape impact. All other vegetation proposed for removal is low quality (Category C), these removals will not result in any significant wider landscape harm, subject to appropriate mitigation planting.

The report states that the proposed dwelling and associated hard surfacing remain outside the RPAs of retained trees. A review of the TPP, and on site observations supports this assessment and this is satisfactory.

Where the new access drive intersects the RPAs of boundary hedges (H2 and H4), a 150 mm Cellweb no-dig system is proposed. This is compliant with BS 5837 and acceptable in this instance. The TPP shows Tree Protection Fencing located outside RPAs, defining

Construction Exclusion Zones (CEZs). The specification provided (Appendix 5–6) is appropriate. Service routing—such as fresh and foul water—has not been defined at this stage. Any future routing must avoid RPAs or follow NJUG 4 trenchless methodology where avoidance is not possible.

3.3 **HDC Conservation:** Advice

Haynes appears on the early O.S. maps and is likely to have been a small farmstead with agricultural buildings on its south side and separated from the immediate residential curtilage and orchard. The proposed dwelling is to be placed in an area that may have formed grazing land. The early edition O.S. maps suggest this area of land lay beyond a kitchen garden and small orchard. In any case, satisfied this part of the garden does not contribute greatly to an understanding or appreciation of the special interest of the listed building or its setting other than in reinforcing a perception of openness. The perception of Haynes as a historic farmstead within a dispersed pattern of settlement separate from the hamlet of Littleworth and the village of Partridge Green has been eroded by the suburban type infill development to its north and south and the loss of its farm buildings. The proposed dwelling will reinforce this change in the character of its historic context but will not greatly increase the harm. In this case the impact to the setting of Haynes will be harmful but at the lowest end of less than substantial. If satisfied the public benefits outweigh the harm, then no objection raised.

Conditions suggested.

3.4 **Southern Water:** Comment

Insufficient information provided in respect of foul and surface water drainage; condition recommended to seek these details. Condition recommended to ensure landscaping does not interfere with public apparatus.

3.5 **WSCC Highways:** Initial Comment on 8th January

A site visit is required and comments will be submitted in accordance to the findings.

3.6 **WSCC Highways:** Updated Comment on 19th January

The site is located on Littleworth Lane, a C-classified road subject to a speed restriction of 40 mph in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

The applicant proposes a new vehicular access onto Littleworth Lane. The plans have not demonstrated vehicular visibility for the proposed access. As Littleworth Lane is subject to a speed restriction of 40 mph in this location, the Design Manual for Roads and Bridges (DMRB) CD-109 is the appropriate standard. This sets out a minimum stopping sight distance (SSD) of 120m in both directions, taken from 2.4m from the back edge of the carriageway.

The applicant is requested to provide visibility splays of 2.4m x 120m for the proposed access point. These splays must intersect land only within control of the applicant and/or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions. If visibility splays of 2.4m x 120m are not achievable, the applicant is advised that they can support reduced splays with a seven-day speed survey. Please request the above from the applicant and re-consult. Upon receiving the requested information, the LHA can assess the application further.

3.7 **Ecology:** No Objection

The preliminary ecological information has been considered and there are no objections to the proposal based on the assessment of the potential for protected species, however conditions recommended.

3.8 **NatureSpace:** No Objection

The applicant had provided a Preliminary Ecological Appraisal, which states:

- *"One pond was recorded within 0.25km of the development boundary. Arun Ecology Ltd conducted a GCN eDNA survey on this pond in May 2024 (as part of a separate development) and the result was negative, indicating that GCN were likely absent from this pond at the time of survey"*
- *"Two further ponds were recorded within 0.5km of the development boundary"*
- *"No breeding habitat was recorded within the development boundary. The habitat within the development boundary includes a native hedgerow and line of trees that broadly provides suitable terrestrial habitat (resting places) for GCN. The majority of the habitat within the main footprint of the development consists of modified grassland which provides sub-optimal habitat as a permanent resting place for GCN due to having insufficient cover that is characterised by the short sward height and regular management."*
- *"Based on the above points, particularly the negative eDNA result of the only pond within 250m, it is reasonably unlikely that GCN could be encountered within the development boundary"*
- *"A precautionary method of works for GCN should be followed during the construction phase of the development. The following mitigation measures should be followed:"*
- Precautionary measures for great crested newts are outlined in section 6.5.8 of the report

The above report has identified that there is only one pond located within 250m (west) of the development boundary, however according to mapping data there seems to be two further ponds located approximately 150m south-east which have not been assessed. Despite this, given the low suitability of the proposed impacted habitat and small scale of this development, satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

PUBLIC CONSULTATIONS

3.9 No Representations received

3.10 **West Grinstead Parish Council:** Neutral Comment

WGPC have no objection in principle subject to the heritage officer's comments. The application sits within the proposed secondary settlement boundary.

Member Comments:

3.11 None received

4. **HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

- 4.1 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.

- 4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

- 6.1 Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.
- 6.2 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. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan.
- 6.3 Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, 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.
- 6.4 The proposal would be a backland development in Littleworth located outside of the built-up area boundary and would not be essential to its countryside location. The proposal would be contrary to Policies 3, 4 and 26 of the HDPF.
- 6.5 The Council is currently unable to demonstrate a five-year housing land supply (1.7 years at the time of writing). As the Council has been unable to meet its housing land supply targets within the parameters of the existing development plan policies, the 'Shaping development in Horsham District' document sets out an approach to boosting the supply of housing. In particular, unallocated sites outside but adjoining built up area boundaries can be supported, subject to meeting certain other criteria. The other criteria includes: -

- 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.

- 6.6 The above approach is intended to facilitate housing development in the most sustainable locations, with those being sites with a direct relationship to the edges of settlements. The application would not be immediately adjacent to a BUAB, with Partridge Green to the South being the nearest BUAB. The development would not be fully compliant therefore with the Shaping Development in Horsham District guidance document.
- 6.7 Notwithstanding the above, whilst the emerging Local Plan is not yet adopted, it is relevant to note that the draft Local Plan proposes to introduce 'Secondary Settlements' which includes Littleworth. Secondary settlements are considered to be within a sustainable location with some limited level of services.
- 6.8 The objective of Strategic Policy 2 of the Draft Local Plan acknowledges that land outside the built-up areas within Horsham District is not uniformly undeveloped farmland and contains a number of small hamlets and villages, where these specified areas have the potential for some limited development when compared with entirely undeveloped countryside. While the currently unclassified settlement of Littleworth has a more limited level of services and facilities, it is located within close proximity to Partridge Green, where some small-scale growth could be achieved.
- 6.9 The proposed dwellinghouse would be considered small scale, being a backland development in an existing garden, with no change of use of the land from residential being required.
- 6.10 The draft Local plan outlines that within secondary settlements, development is accepted in principle, whereas land outside these boundaries is considered to be in the countryside and development will be more strictly controlled. Whilst this policy has yet to be formally adopted, and therefore carries limited weight, it does provide an evidence base to justify the adoption of secondary settlements. There have been a number of recent decisions with similar site contexts such as DC/24/1887 (2 dwellings) in Partridge Green (1 min drive away from current application site) and DC/24/0480 for 1 dwelling within the same postcode which was allowed at appeal after being refused at committee contrary to officer's recommendation.

As with the above recent examples of permissions, the proposal is within a reasonable distance to services and amenities within Partridge Green, which is classified as a medium village, with good transport links to go to other settlements. Despite not being within a BUAB, the development is considered to be located within a sustainable location with some limited level of services and would be an efficient use of land such that the proposal would be acceptable in principle.

Design and Appearance:

- 6.12 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should

be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

- 6.13 The application site is well screened along Littleworth Lane and the siting of the dwelling would be set back considerably from the streetscene, such that the dwelling would not appear overly prominent from the street. The dwelling in part would not be overly prominent from the streetscene given the number of trees on site. It is noted that none of these have statutory controls, such as a Tree Preservation Order. The Arboricultural officer has noted there may be risk of future resident pressure for inappropriate pruning or removal of T9 such that the Arboricultural officer's suggestion that the building be moved by 3 metres away from T9. However the Arboricultural report recommends crown lifting to T9 to improve light as a method of mitigation and has not evaluated that the relationship would be unacceptable. It is considered that a landscape condition would need to be added to the conditions list to ensure that the trees noted to be retained would be kept free from felling for 30 years to ensure visual amenity. Overall therefore, subject to the relevant conditions, the dwellinghouse would not be overly prominent from the streetscene and the development would not result in harm to the visual amenity of the site.
- 6.14 The locality features a variety of dwelling types, although the majority of dwellings are large detached dwellings set back from the main road. The ridge height and width are not particularly modest, however this would not be atypical for the locality. There is rural countryside to the rear of the application site, however the location of the site itself is suburban in character such that it would not appear out of character for the site. Given the considerable size of the plot, the development would not result in a cramped layout, with both dwellings benefitting from large gardens with a generous space retained between the dwellings. The design is acceptable with a modest eaves height on its principal elevation, a hipped appearance that reduces the bulk at roof level where it would be most readily visible from the streetscene and appropriate materials that reflect some of the materials within the locality. The size of the fenestration and form is modest such that on balance the proposal would be acceptable given that it would not be incongruous with the semi-rural locality.
- 6.15 The Design and Conservation Officer has outlined that Haynes is likely to have been a small farmstead with agricultural buildings on its south side and that the land in which the development would be sited does not contribute greatly to an understanding or appreciation of the special interest of the listed building or its setting, other than in reinforcing a perception of openness. There has already been an erosion to the character of the settlement with suburban type infill development to its north and south and the loss of farm buildings. The proposed dwelling will reinforce this change in the character but will not greatly increase the harm. As such, the harm would be considered less than substantial and at the lowest end of this scale. The heritage officer requests for permitted development rights to be removed so that alterations and extension of the dwelling or new detached structures in the garden can be managed.
- 6.16 The less than substantial harm at the lowest end of the scale arising from the development is considered to be on balance justified, which will be discussed later in the planning balance section of the report. It is considered necessary in light of the Design and Conservation Officer's request to condition the removal of permitted development rights to impose a condition. The condition will remove the permitted development rights considered to have the greatest potential to give rise to greater harm to the listed building. As such, subject to this condition, the proposal would not be contrary to Policies 25, 32, 33 and 34 of the HDPF.

Residential Amenity:

- 6.17 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that 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.

- 6.18 The development would be set at a slight angle relative to the nearest properties and with only rooflights to the upper floor facing towards them. Given these design features and the generous separations that have been retained, the proposal would not result in an unacceptable impact through loss of privacy, loss of outlook or loss of light. Furthermore, the proposed dwelling would benefit from a sufficient amenity area and would leave Haynes with a sufficient amenity area by virtue of the plot size being generous.
- 6.19 Overall, there are no objections to the proposed development in respect of policies 32 and 33 of the HDPF.

Highways Impacts:

- 6.20 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.21 It was evident during the site visit that Littleworth Lane has on-street parking, regular dwelling access points and a footway running along the western side of the carriageway. The proposal would result in a new vehicle access with a driveway off of Littleworth Lane. WSCC have undertaken a site visit and considered the Transport Note submitted in support of the application. The applicant has submitted an Access summary to justify the proposed visibility splays. Highways have no objection to the visibility splays proposed, being 2.4m x 80m to the south and 2.4m x 105m to the north. It is considered in this instance given the access proposed and the nature of the road and its speed limit that the splays are considered sufficient.
- 6.22 There would be space for three cars within the application site which is acceptable for the dwelling size. The WSCC highways authority have suggested conditions in regards to cycle parking, car parking details, access and visibility splays. Subject to these conditions being attached, there are no objections to the proposal in light of policies 41 and 41 of the HDPF.

Ecology:

- 6.23 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.
- 6.24 Place Services Ecology officer has provided a no objection comment, provided that the development is carried out in accordance with the recommendations within the Preliminary Ecological Appraisal which includes ensuring that external lighting is wildlife friendly. A condition will be attached to this application which ensures the development is in accordance with the submitted plans and documents which includes the Preliminary Ecological Appraisal. As such, wildlife friendly external lighting will be ensured.
- 6.25 Naturespace have been consulted during the course of the application given that the application is within a red zone for the Great Crested Newt. Naturespace have commented that the site itself has a low suitability for the GCN due to a lack of viable habitat. It is noted within their response that the low suitability of the site is considered in conjunction with the small scale of development such that Naturespace have no objection to the proposal. It is recommended that the development is carried out in accordance to the precautionary measures outlined for GCN outlined in section 6.5.8 of the report.
- 6.26 The proposal is considered acceptable in light of policy 31 of the HDPF.

Water Neutrality:

- 6.27 A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.
- 6.28 On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.
- 6.29 To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.
- 6.30 Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.
- 6.31 Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Climate Change:

- 6.32 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:
- Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Cycle parking facilities
 - Electric vehicle charging points
- 6.33 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

- 6.34 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 may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.
- 6.35 The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Conclusions and Planning Balance:

- 6.36 It is acknowledged that the application site is located outside of a built up area boundary and is subsequently contrary to Policies 3, 4 and 26 of the HDPF. This is considered to be attributed a moderate degree of weight in the decision making process.
- 6.37 As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8). The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.
- 6.38 The proposal would result in an infill development that would make effective use of land given the large scale of the residential garden in which the development would be sited. Furthermore, whilst carrying limited weight at this stage the application site is located within the proposed secondary settlement boundary of Littleworth in which small scale development would be acceptable in principle. Whilst it is acknowledged that the development would result in less than substantial harm, the heritage officer has said that the perception of Haynes as a historic farmstead has been eroded and the garden in any case does not contribute greatly to it as a listed building. It is considered that given the above, the impact to the setting of Haynes will be at the lowest end of less than substantial harm. It would not take a significant public benefit in this case to balance a harm at the lowest end of the scale. In this case the economic benefits of employment during the construction process and the benefit of the delivery of one house would be considered an adequate public benefit to balance this lower level harm.
- 6.39 The proposal would not result in harm to the amenities of neighbouring residential properties and users or land, and would not result in harm to the function and safety of the public highway network. In addition, the proposal would be water neutral, and would not result in adverse harm to habitats and priority species.
- 6.40 Given the presumption in favour of sustainable development, the proposed development is considered acceptable, in accordance with relevant local and national planning policies.

7. RECOMMENDATIONS

- 7.1 To approve planning permission subject to the following conditions:

Conditions:

1 **Approved Plans**

- 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 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.
- x. Details of traffic construction routing to and from the site

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 80 metres to the South and 2.4 metres by 105 metres to the North have been provided at the proposed site vehicular access onto Littleworth Lane in accordance with the approved planning drawings. Once provided the splays shall

thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: To provide safe access and car-parking space for the use in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development shall be first occupied until No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- (a) Details of all existing trees and planting to be removed and retained
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (c) Details of all hard surfacing materials and finishes

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be willfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 30 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).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Proposed Site Plan" and numbered "01 Rev. G".

Reason: To provide safe access and car-parking space for the use in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order) no development falling within Classes A, B, C or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each holiday lets to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 14 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the recommendations within the Preliminary Ecological assessment dated 24.09.2025

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

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

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).

8. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.