



APPLICATIONS & APPEALS SERVICES

**RETENTION AND COMPLETION OF PARTIALLY
CONSTRUCTED CABIN (IN PLACE OF A MOBILE
HOME NOW REMOVED) TO BE USED AS
GROOM/FARM WORKER'S ACCOMODATION AT
JENDENS FARM**

AT

**JENDENS FARM, SMITHERS HILL LANE,
SHIPLEY, RH13 8PP**

PLANNING, DESIGN AND ACCESS STATEMENT

APRIL 2026



CONTENTS	PAGE	APPENDICES
1.0 INTRODUCTION	3	Appendix NJA/1 – Details of planning application DC/10/0723 at Jendens Farm
2.0 PHYSICAL CONTEXT	5	Appendix NJA/2 – Satellite images of the application site and mobile homes
3.0 PLANNING HISTORY	7	
4.0 PROPOSAL	8	
5.0 PLANNING POLICY	9	
6.0 DETAILS OF THE PROPOSAL:	27	
USE, AMOUNT & SCALE OF DEVELOPMENT		
7.0 LAYOUT, DESIGN & APPEARANCE	36	
8.0 ACCESS AND CAR PARKING	40	
9.0 CONCLUSIONS	41	

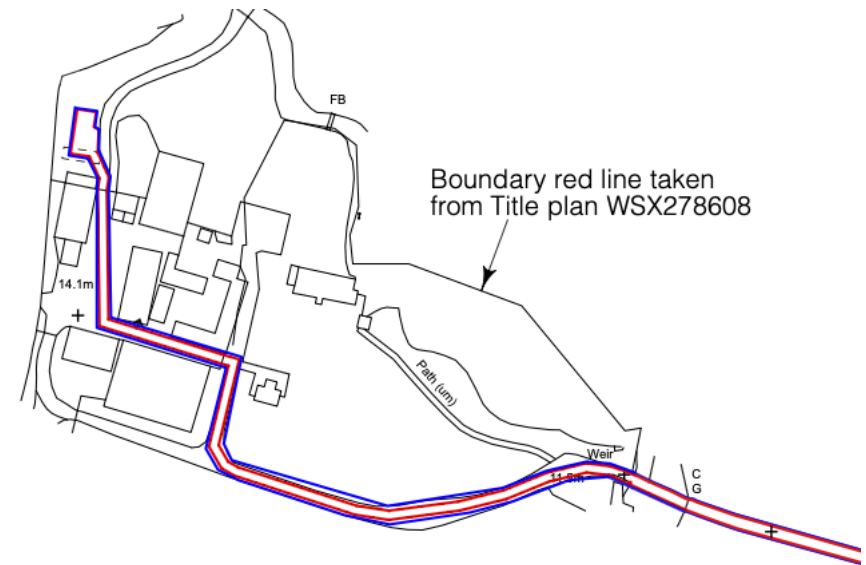
1.0 INTRODUCTION

1.1 Planning permission is sought for the following at Jendens Farm, Smithers Hill Lane, Shipley:

1. Retention and completion of cabin which is situated in place of a former mobile home now removed (shown as 'Cabin No.2 on the submitted plans). Like the former mobile home, the new cabin will continue to be used as groom or farm worker's accommodation at Jendens Farm.

1.2 Adjacent to the partially built cabin is a mobile home (shown as 'Cabin No.1' on the submitted plans). This mobile home was granted planning permission in 2010 under application DC/10/0723 (details included at Appendix NJA/1). The second mobile home, 'Cabin No.2', which has been removed would have been lawful due to the passage of time, having been placed on the site and used residentially as groom/farm worker's accommodation for more than 10 years (see Google Earth images included at Appendix NJA/2).

Figure 1: Site Location Plan



1.3 This supporting Planning, Design and Access Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – relevant planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;
- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

1.4 This Statement demonstrates that the proposed development accords with the relevant national and local planning policies and that it is acceptable in all respects.

2.0 PHYSICAL CONTEXT

- 2.1 The application site relates to an area of land at Jendens Farm. Jendens farm comprises a farmhouse (which is a grade II listed building), a number of barns and outbuildings, bull pens, stables, other equestrian development, an office building and 121 acres of land with a lake to the east of the farmhouse. There are a number of public footpaths within the vicinity of the farm, including one which runs along the western boundary close to the location of the mobile home and partly constructed cabin.
- 2.2 Jendens Farm is located to the west of Smither's Hill Lane and is accessed via a long private driveway. The village of Shipley is located approximately 1.2 miles away to the east and the built-up area boundary of Southwater is under 4 miles away to the north.
- 2.3 The following are photographs of Jendens Farm showing the existing mobile home and the partially constructed cabin which is built in place of a second mobile home that has been removed:

Existing mobile home ('Cabin No.1') - DC/10/0723



Partly constructed cabin built in place of a previous mobile home ('Cabin No. 2') which has been removed.



Existing mobile home ('Cabin No.1') and partially constructed cabin and moveable placement of new cabin (no foundations)



3.0 PLANNING HISTORY

- 3.1 There is extensive planning history relating to Jendens Farm. The most relevant planning application to consider is application DC/10/0723 where planning permission was granted on 15 September 2010 for the following:

‘Incorporation of the paddock to the north west of the farm complex and land to the south of the existing dwelling into residential curtilage of the property. Retention of the mobile home for grooms accommodation and reconstruction of the existing track with hard core base and chippings and topping to north of field’.

- 3.2 The mobile home referred to in the description above is the existing mobile home on site named ‘Cabin No.1’. The planning application also allowed for the surrounding land which extends to the north of the mobile home to be used as part of the residential curtilage of the property.
- 3.3 It is noted that condition 2 of application DC/10/0723 required the removal of the mobile home by before the 15 September

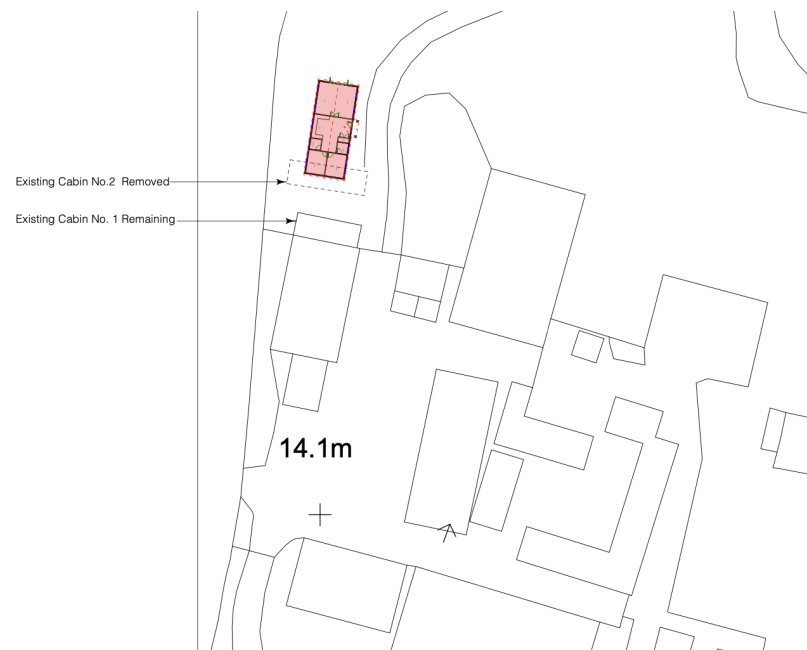
2011. The mobile home has remained in situ since this date and therefore in excess of 10 years. Condition 3 restricts the occupation of the mobile home to that of a groom caring for the horses on site.

- 3.4 In respect of the second mobile home on site, ‘Cabin 2’, which has been removed and replaced by the partially constructed cabin, there are no planning application records relating to its siting on the land and residential occupation. However, it was in situ for in excess of 10 years and would therefore have become lawful having regard to the provisions of Section 171B of the Town and Country Planning Act 1990 (as amended).
- 3.5 The Google Earth images included at Appendix NJA/2 show the siting of the two mobile homes, Cabins 1 and 2, from 2012 to 2025.

4.0 PROPOSAL

- 4.1 This proposal is for the retention and completion of the cabin on site which has been built in place of a former mobile home, referred to as Cabin No.2 on the submitted plans. The cabin, like the former mobile home, will be used residentially as groom/farm worker's accommodation in association with Jendens Farm. The proposal is therefore for replacement rural worker's accommodation.
- 4.2 The partially constructed cabin will comprise two bedrooms, two bathrooms, a kitchen and living room. It is a modest sized structure which has been designed to sit on the land like a mobile home and it will therefore be moveable (there are no foundations).

Figure 2: Proposed Block Plan



5.0 PLANNING POLICY

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole (NPPF paragraphs 1 and 3).
- 5.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

- 5.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- a) ***'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy’.

5.4 Paragraph 10 states **‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

5.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the application of policies of the Framework that protect areas or assets of particular importance provide a strong 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 of the Framework taken as a whole. Particular regard should be given to key policies for directing development to sustainable locations, making efficient use of land, securing well-designed places and providing affordable homes, individually or in combination (NPPF paragraph 11 d).

5.6 Paragraph 12 of the Framework states that **‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.**

- 5.7 Paragraph 34 requires policies in local plans and spatial strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In respect of housing, ***‘Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future’.***
- 5.8 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’.***

- 5.9 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. The overall aim should be to meet as much as an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community’.***
- 5.10 Paragraph 62 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. Within this context, 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. These groups include (inter alia) people wishing to commission or build their own homes.

- 5.11 In terms of the provision of affordable housing, NPPF paragraph 65 states that this should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
- 5.12 Paragraph 72 requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Planning policies should identify a supply of specific, deliverable sites for five years following the intended date of adoption and specific deliverable sites or broad locations for growth for the subsequent years 6-10 and where possible, years 11-15 of the remaining plan period.
- 5.13 Paragraph 73 sets out that ***‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly’.***
- 5.14 Paragraph 78 requires local planning authorities to 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. The supply of deliverable sites should include a buffer as set out at paragraph 78 a) – c).

- 5.15 To maintain the supply of housing, NPPF paragraph 79 sets out that local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, certain policy consequences should be taken into account as set out at paragraph 79 a) – c).

Rural Housing

- 5.16 In rural areas, NPPF paragraph 82 requires planning policies and decisions to be responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (paragraph 83).
- 5.17 Paragraph 84 states that planning policies and decisions should avoid the development of isolated new homes in the countryside

unless certain circumstances apply. This includes where **'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 places of work in the countryside'**.

Highways and Car Parking

- 5.18 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals.
- 5.19 NPPF paragraph 110 requires the planning system to actively manage patterns of growth. Whilst significant development should be focused on locations which are or can be made sustainable, it should also be recognised 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'**.
- 5.20 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.

- 5.21 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 (paragraph 113).
- 5.22 Paragraph 115 sets out that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that (inter alia), sustainable transport modes are prioritised taking into account the type of development and location together with a safe and suitable access to the site. Any significant impacts from the development on the transport network or highway safety shall be cost effectively mitigated to an acceptable degree through a vision-led approach.

- 5.23 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, following mitigation, would be severe, taking into account all reasonable future scenarios’.***

Effective Use of Land

- 5.24 Paragraph 124 requires planning policies and decision to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.
- 5.25 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. In addition, policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help meet identified needs for housing where land supply is constrained.

- 5.26 Paragraph 128 requires local planning authorities to take a proactive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in place where this would help to meet identified development needs.

- 5.27 In terms of the density of new development, NPPF paragraph 129 encourages the efficient use of land taking into account a number of issues including the needs for different types of housing and other forms of development, the desirability of maintaining an area’s prevailing character and setting (including residential gardens) and securing well-designed, attractive and healthy places.

Design

- 5.28 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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’*** (paragraph 131).

5.29 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.

5.30 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:***

- 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***
- 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’.

Climate Change

5.31 Paragraph 161 requires the planning system to support the transit to net zero by 2050 and take full account of all climate change impacts. New development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change and to help reduce greenhouse gas emissions, such as through its location, orientation and design.

5.32 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 170). Local planning authorities should ensure that flood risk is not increased elsewhere as a result of new development (paragraph 181).

5.33 Applications which could affect drainage in or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff which are proportionate to the nature and scale of the proposal (paragraph 182).

Natural Environment

- 5.34 Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside. Policies and decisions should also minimise impacts on and provide net gains for biodiversity. Paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty in national parks.

Habitats and Biodiversity

- 5.35 Paragraph 193 states that when determining planning applications, local planning authorities should apply a set of principles and if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated against or, as a last resort, compensated for, then planning permission should be refused.
- 5.36 The presumption in favour of sustainable development does not apply where there would be a significant effect on a habitats site (either alone or in combination with other plans and projects)

unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (paragraph 195).

Ground Conditions and Pollution

- 5.37 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

Heritage

- 5.38 Section 16 of the NPPF sets out the requirements for the conservation and enhancement of the historic environment. Paragraph 213 states that any harm to, or loss of the

significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Local Planning Policy

5.39 The 'development plan' comprises the Horsham District Planning Framework (HDPF) (2015) and in this case the Shipley Neighbourhood Plan 2019 - 2031 which was formally made in June 2021. The relevant policies are listed below:

Horsham District Planning Framework (2015)

- 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 20: Rural Workers Accommodation
- Policy 24: Strategic Policy: Environmental Protection

- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 27: Settlement Coalescence
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles
- Policy 34: Cultural and Heritage Assets
- Policy 35: Climate Change
- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Design and Construction
- Policy 38: Flooding
- Policy 39: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking

Shipley Neighbourhood Plan 2019-2031 (2021)

- Policy Ship HD1: New Housing Development
- Policy Ship HD2: Housing Mix
- Policy Ship HD3: High Quality Design

- Policy Ship TT1: Active Travel
- Policy Ship CO3: Broadband and Mobile Reception

Emerging Policy

- 5.40 The Horsham District Local Plan 2023-2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024 for public examination. Hearings commenced, however in a recent letter dated 04 April 2025 the Planning Inspector found that the Duty to Co-operate had not been met and raised significant soundness concerns in relation to the Plan's housing requirement and spatial strategy. As a result, the Planning inspector recommended that the Council withdraw the Plan.
- 5.41 The Council responded and it has now been agreed that the hearings will be re-opened. However, at present, the HDPF remains the adopted development plan relevant to the determination of this planning application.

Relevant Legislation and Case Law

- 5.42 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).
- 5.43 Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states that in dealing with planning applications, the Authority shall have regard to the provisions of the development plan (so far as material to the application), a post examination draft neighbourhood development plan, any local finance considerations (so far as material to the application) and any other material consideration.
- 5.44 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 5.45 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (see *Stratford on Avon v Secretary of State for Communities and Local Government* (2014)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.
- 5.46 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government* (2011) and *Tesco Stores Ltd v Dundee City Council* (2012)).

- 5.47 More recently in *Corbett v Cornwall Council* [2020] the appeal court judge emphasised the importance of considering the plan as a whole when he said;

"Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker."

- 5.48 Paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance confirms that ***'Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework'*** (paragraph 012 21b-012-20140306).

Housing Land Supply (Policy and Case Law)

5.49 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (paragraphs 72 and 78).

5.50 The NPPF requires plans and decisions to apply a presumption in favour of sustainable development (paragraph 11). For decision making, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies most important for determining the application are out-of-date NPPF paragraph 11 d) requires planning permission to be granted unless:

- i. 'the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrable 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 efficient use of land, securing well-designed places and providing affordable homes, individually or in combination'.

5.51 In respect of criterion 'I', NPPF footnote 7 confirms that the policies are those in the Framework which refer to habitats sites (and those listed at NPPF paragraph 189), and/or designated as Sites of Special Scientific Interest, land designated as Green Belt, Local Green Space, a National Landscape, a National Park or defined as a Heritage Coast, irreplaceable habitats, designated heritage assets (and other heritage assets of archaeological interest) and areas at risk of flooding or coastal change.

5.52 NPPF footnote 8 confirms that the policies most important for determining an application includes, for applications involving the provision of housing, situations where a local planning authority cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer as per NPPF paragraph 78 or where the Housing Delivery Test indicates that the delivery

of housing was substantially below (less than 75%) of the housing requirement over the previous three years.

5.53 The 'Suffolk Coastal' case (Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP v Cheshire East Borough Council [2017] UKSC 36) had regard to the meaning and effect of the provisions of the NPPF on housing land supply and the presumption in favour of sustainable development in having regard to the NPPF (2012 version). This is considered to still apply to the present NPPF.

5.54 The judgement noted the purpose of the NPPF is to have regard to the Development Plan policies unless these are not determined to be up to date. When the most relevant policies are not considered to be up to date, the balance is 'tilted' in favour of the grant of planning permission unless the benefits are 'significant and demonstrably' outweighed by the adverse effects or where specific policies indicate otherwise. Weight is required to be afforded to such policies in the overall tilted balance (NPPF paragraph 11 d).

5.55 Importantly, the judgement determined that the decision-taker need not concern themselves with the specific reasons as to what is causing a lack of housing supply but attribute weight proportionally to addressing the problem to significantly boost an adequate supply of housing land (as required by NPPF paragraph 61).

Rural Housing (Case Law)

5.56 In terms of the provision of housing within the countryside, the 'Braintree' case (Braintree DC v SSCLG [2018] Civ 610) afforded particular attention in the assessment of 'isolation' when having regard to the NPPF. The term 'isolated' was considered by the Court of Appeal (who upheld a High Court decision) confirming that the word 'isolated' should be given its ordinary meaning as being 'far away from other places, buildings and people; remote'.

5.57 In ruling on the case, Lindblom LJ held that, in the context of paragraph 55 of the NPPF 2012 version, (now paragraph 84 in the present NPPF), 'isolated' simply connotes a dwelling that is physically separate or remote from a settlement. Whilst

previous hearings had considered that the term 'isolated' could have a dual meaning, in that it referred to physical and functional (i.e. from services and facilities) isolation; this argument was rejected by the Court.

5.58 The Judgement additionally drew reference to transport opportunities in rural areas where it is consistent with the Framework that sustainable transport opportunities are likely to be more limited. This therefore further acknowledges that rural areas should not necessarily preclude new development.

5.59 The Court of Appeal's judgment in *Bramshill v SSHCLG* [2021] forms more recent case law addressing the interpretation of 'isolated dwellings' in the countryside. This upheld the previous interpretation of *Braintree* that the term 'isolated' should be given its ordinary meaning as being 'far away from other places, buildings and people; remote' and that in determining whether a particular proposal is for "isolated homes in the countryside", the decision-maker must consider whether the development would be physically isolated, in the sense of being isolated from a settlement. What is a "settlement" and whether the development would be "isolated" from a settlement are both matters of

planning judgment for the decision-maker on the facts of the particular case.

5.60 This Statement demonstrates that the application site is neither remote or isolated from a settlement or other built form.

Horsham District Council's Housing Land Supply Position

5.61 NPPF paragraph 61 states that 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. To determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning practice guidance (NPPF paragraph 62).

5.62 Policies in local plans and spatial strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary (NPPF paragraph 34). In addition, and as set out, the NPPF requires local planning authorities to identify and update annually a

supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (paragraphs 72 and 78).

5.63 In the case of Horsham District Council, the present HDPF was adopted in 2015. It is therefore significantly over five years old and it does not take into account the current standard method in its policies relating to the supply of new homes (specifically HDPF policy 15).

5.64 In addition, the Council's most recent Authority Monitoring Report (AMR) for 2024/25 (published on 19 December 2025) states that in accordance with the NPPF, the Standard Method calculates the local housing need (at December 2025) to be 1,338 per year. This equates to 6,690 for the five-year period (1 April 2025 – 31 March 2030). However, as Horsham District has a 62% result from the 2023 Housing Delivery Test results, a 20% buffer must be added to this figure and this results in a total five year supply requirement of 8,028 (see paragraphs 3.21 – 3.26 of the AMR).

5.65 Paragraphs 3.40 of the AMR confirms that the Council can only demonstrate a **housing land supply of 1.7 years** and as such,

it is unable to demonstrate a five-year supply as required by the NPPF. Specifically, the supply deficit is 5,286 homes which is significant (see table 6 of the AMR).

5.66 The under provision of housing within the Horsham district has persisted for some time - the Council's AMR for 2023/24 set out a 1 year supply of housing and the AMR for 2022/23 set out 2.9 years' supply.

5.67 As the Council cannot demonstrate the necessary level of housing land supply as required by the Framework, the provisions of NPPF paragraph 11 d) (and the '*tilted balance*') apply to the proposal which must in turn be considered against the Framework's presumption in favour of sustainable development.

5.68 Having regard to paragraph 11 d) i, NPPF footnote 7, the Council is no longer requiring Applicants to demonstrate that that new development is water neutral (as of November 2025). In addition, the application site is not located within a 'protected area' and neither is it affected by a 'protected asset' of particular importance. There are as such no policies in relation to these

issues which provide a strong reason for refusing the development proposed or prevent the proposed development from being considered under the presumption in favour of sustainable development and the provisions of NPPF paragraph 11 d).

- 5.69 For the reasons set out in this Statement, and having regard to 11 d) ii, there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the provision of a new home (of a high quality design, in a sustainable location which makes effective use of land) when assessed against the policies of this Framework taken as a whole.

Shaping Development in Horsham District Planning Advice Note
September 2025

- 5.70 The Shaping Development in Horsham District Planning Advice Note (SD PAN) was approved by the Council on 17 September 2025. The SD PAN supersedes the Council's former Facilitating Appropriate Development (FAD) which was published in 2022.

- 5.71 The SD PAN is now a material consideration in determining planning application. It sets out the Council's aspirations for how development comes forward and the weight that can be given to current local planning policy within the context of legislation, national planning policy and guidance.

- 5.72 The SD PAN covers the following issues:

- The tilted balance
- The weight of the adopted HDPF
- The status of, and weight to be given to the emerging Horsham District Local Plan 2023-40
- The weight given to 'made' and emerging Neighbourhood Plans
- Water neutrality
- Importance of the spatial strategy and settlement hierarchy
- Consideration in principle of applications for housing development
- Applying local plan policies in current circumstances

- 5.73 The Council's SD PAN acknowledges that the Council cannot demonstrate a five year supply of housing land and that the

Council's performance against the Housing Deliver Test is 62%. Accordingly, the Council has produced a Housing Delivery Action Plan (paragraph 1.7).

5.74 The SD PAN confirms the following:

'Because of the circumstances in which the Council finds itself, and notwithstanding the current requirement of all new development to demonstrate that it is water neutral, HDC expects to receive planning applications proposing development in locations and of types not supported by the HDPF, the emerging Local Plan or in Neighbourhood Plans.'

'HDC will continue to act in a proactive manner by supporting sustainable development that both delivers the development to meet identified needs and ensures that other objectives are met. To demonstrate this, HDC has produced this document to provide clarity in its approach and guidance to those who engage with the planning system in Horsham' (paragraphs 1.8 and 1.9).

5.75 The SD PAN sets out at paragraph 2.4 that in the absence of a 5 year housing land supply and/or where Housing Delivery Test performance is less than 75%, NPPF paragraph 11 (and footnote 8) indicate that the policies that effect that supply of housing may be considered out-of-date. It further confirms that this has the effect of reducing the weight that may be afforded to such policies and engages the 'tilted balance' where there is an expectation that planning applications for housing should be approved.

5.76 In respect of the Council's emerging Local Plan, SD PAN paragraphs 2.13 and 2.18 confirm that (at this stage), the Council does not take the view that the emerging Local Plan is sufficiently advanced to justify great weight to its policies, in addition to there being unresolved objections to the majority of policies within it. In addition, the Council acknowledges that Strategic Policy 37 (Housing Provision) of the emerging Local Plan is not consistent with the NPPF as it does not fully address housing needs (paragraph 2.19).

5.77 In respect of Neighbourhood Plans, the SD PAN confirms that where NPPF paragraph 14 is not engaged, the 'tilted balance'

would be engaged, reducing the weight that can be applied to Neighbourhood Plan policies that relate to the supply of housing.

5.78 The Council recognises that as it is unable to demonstrate a 5 year supply of housing land that in accordance with the NPPF, the presumption in favour of sustainable development is engaged. Given these circumstances, it is also acknowledged that it is likely to receive applications outside of built-up area boundaries and on unallocated sites. Subsequently, the SD PAN confirms that it will consider positively applications that meet all of the following criteria:

- ***‘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 all 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’.***

Biodiversity and Green Infrastructure Planning Advice Note
(October 2022)

5.79 The Council's Biodiversity and Green Infrastructure Planning Advice Note (PAN) provides guidance on how biodiversity and net gain should be taken into account within development proposals and applicants are encouraged to seek to achieve a 10% biodiversity net gain (BNG) or more.

6.0 DETAILS OF THE PROPOSAL:

USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

- 6.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 6.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)’***.
- 6.3 HDPF Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. Therefore, in line with the NPPF, planning

applications that accord with the policies of the HDPF will be approved without delay (unless material considerations indicate otherwise). Where there are no policies relevant to the application, or relevant policies are out of date, Policy 1 states that the:

‘Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
- Specific policies in that Framework indicate that development should be restricted’.***

- 6.4 The application site is located within the countryside and HDPF policy 26 seeks to protect the countryside from inappropriate development. The policy requires development to be essential to its countryside location and must meet one of four criteria set

out. In addition, proposals must be of a scale appropriate to its countryside character and location.

6.5 HDPF policy 2 is the Council's overarching policy that covers location and amount of development. The policy states that new development should be focused in and around the key settlement of Horsham, and to allow for growth in the rest of the district in accordance with the identified settlement hierarchy. This is set out at HDPF policy 3 and settlement expansion is referred to at HDPF policy 4.

6.6 Whilst it is acknowledged that the site is located within the countryside, in this case there are compelling reasons which justify the proposed development when considering the policies of the NPPF and HDPF as a whole. These material planning considerations are addressed as follows:

Rural Worker's Accommodation

6.7 Paragraph 84 of the NPPF sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply. This includes:

'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'.

6.8 In addition, HDPF policy 20 states:

'Outside the defined built-up area new housing for rural workers will be supported provided that:

- 1. There is a functional need for the dwelling and the occupation of the dwelling is to support the established business use.***
- 2. Evidence is submitted to demonstrate the viability of the rural business for which the housing is required'.***

6.9 In this case, the partially built cabin is replacing a mobile home that was in situ for in excess of 10 years and which was used as additional accommodation for workers at Jendens Farm. As set out, the Google Earth images confirm the long term existence of the mobile home.

6.10 Similarly, the replacement cabin will also be used as rural worker's accommodation in association with Jendens Farm as there remains a functional need for the residential accommodation to help support the business use. There is as such no conflict with NPPF paragraph 84 and HDPF policy 20.

6.11 it is relevant to note that the land surrounding 'Cabin 1' and the newly/partially constructed cabin is in residential use, having been permitted as such under application DC/10/0723. Therefore, the proposed works will not introduce a new residential use to the site and neither will it increase the number of residential units because for many years, there have been two mobile homes stationed on the land.

Housing Land Supply

6.12 The proposed development will not result in a net gain of residential units however; it is relevant to note that the Council is presently unable to demonstrate a five year supply of housing as required by the NPPF. The latest AMR 2024/25 (published 19 December 2025) confirms that the Council can demonstrate just 1.7 years' supply. As a result, the Council's policies in

respect of the supply and location of new homes (HDPF policies 2, 3, 4, 15 and 26) are out of date and should be given less weight in the decision making process. The tilted balance of NPPF paragraph 11 d) is engaged and the proposal should be considered against the presumption in favour of sustainable development.

6.13 The application site is not located within a protected area or affected by a protected asset and the Council is no longer requiring Applicants to demonstrate that new development will be water neutral. As such, there is no conflict with NPPF paragraph 11 d) (i).

6.14 In respect of 11 d) (ii), and notwithstanding the long term existence of two mobile homes at Jendens Farm together with the fact that the new cabin will be occupied by a rural worker(s) in association with the equestrian and farming activities at Jendens Farm, this Statement confirms that nevertheless, there are no adverse impacts of granting planning permission for the proposal that would significantly and demonstrably outweigh the benefits of replacement, rural worker's accommodation in this location.

Location and Shaping Development

- 6.15 As set out, with particular regard to the spatial strategy of the HDPF, its policies in respect of the supply and location of new homes should be considered out of date (HDPF policies 2, 3, 4, 15 and 26) and less weight should be given to them in the decision making process due to the age of the HDPF and the lack of a five year supply of housing. Nevertheless, the relevant policies of the HDPF in respect of the location of new homes are addressed as follows:
- 6.16 HDPF policy 2 seeks to maintain the rural character of the District and states that new development should be focused in and around ***‘the key settlement of Horsham’*** with growth in the rest of the District in accordance with the settlement hierarchy set out at HDPF Policy 3 and also in accordance with HDPF Policy 4.
- 6.17 Policy 3 establishes the settlement hierarchy for the district and confirms that development will be permitted within towns and villages which have defined built-up areas.
- 6.18 HDPF policy 4 supports the growth of settlements across the District in order to meet identified local housing, employment and community needs. Therefore, outside built up area boundaries, Policy 4 permits the expansion of settlements subject to criteria and it should be read in conjunction with the Council’s SD PAN document which was published by the Council in response to the current under provision of housing land supply.
- 6.19 The SD PAN (at paragraph 5.12) confirms that the Council will consider positively applications that meet all of the following criteria:
- ***‘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 all 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***’.

6.20 The above essentially follows the same principles of HDPF policy 4 with the exception that it does not contain the same requirement for sites to be allocated for development in the Local or Neighbourhood Plan.

6.21 The application site is located within the countryside, outside of a built-up area boundary. The closest larger settlement is Southwater, the outskirts of which is approximately 3-4 miles away. Southwater is categorised by HDPF Policy 3 as a small town/larger village and is one of the main settlements within the district. HDPF Policy 3 describes these settlements as having ***‘a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also***

have some reliance on larger settlements/each other to meet some of their requirements’.

6.22 It is reiterated that the proposal will not result in any net gain of residential units on the site and neither will it introduce a new residential use. In addition, the proposal is specifically for rural worker’s accommodation which is permitted under NPPF paragraph 84 and HDPF policies 20 and 26. Therefore, the site’s location within the countryside, outside of a settlement boundary should not form a reason for objection as the provisions of HDPF policies 2, 3 and 4 and 26 and the SD PAN do not strictly apply to the proposal.

6.23 Nevertheless, occupiers of the cabin will continue to be able to access a wide range of local services and facilities a short distance away in Southwater. Therefore vehicle trips to meet day-to-day needs are likely to be short and which does not represent an unusual pattern of vehicle movements within the rural areas.

6.24 There is no ‘expansion’ of residential development within the countryside and the small scale nature of the proposal will not

result in any harm to or increase in activity within the countryside. Furthermore, the new cabin is within a defensible boundary, clustered with built form at the farm and which has not harmfully encroached into undeveloped countryside. The cabin is small in scale and it is discretely sited with no adverse impact caused to the visual amenities of the countryside landscape.

6.25 Having regard to the cases of Braintree District Council v Secretary of State for Communities and Local Government (2018) and Bramshill v Secretary of State for Housing, Communities and Local Government (2021) (referred to previously at Section 2) it is clear that application site is not physically isolated from a settlement given its proximity to Southwater as described and neither is it isolated from other built form including the cluster of development at Jendens Farm.

6.26 NPPF paragraph 110 requires the planning system to actively manage patterns of growth. Whilst significant development should be focused on locations which are or can be made sustainable, it should also be recognised 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'.

6.27 In addition, NPPF paragraph 115 states that sustainable transport modes should be prioritised when taking account the vision for a site, the type of development proposed and its location. A safe and suitable access to a site should be achieved for all users and any significant impacts from a development on the transport network should be mitigated.

6.28 Again, the proposal does not result in any net gain of residential units at Jendens Farm; the proposal is not 'significant' development in any way and it will not in itself result in unsustainable patterns of vehicle movements within the rural area or result in any harmful impact upon the local transport network.

Rural Housing and Countryside Impact

6.29 As set out, the proposed development falls within the provisions of NPPF paragraph 84 a) and HDPF policy 20.

6.30 HDPF policy 26 seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. However policy 26 must also be read in the context of the text at HDPF paragraph 9.18 which sets out that ***‘The Council is seeking to identify the most valued parts of the district for protection, as well as maintain and enhance this natural beauty and the amenity of the district’s countryside’.***

6.31 The NPPF supports the provision of rural homes at paragraph 83 where it 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’.

6.32 This recognises the importance of allowing residential development within the rural areas which can help to sustain

local rural communities. As such, appropriate residential development on sustainably located sites is arguably ‘essential’ in supporting the sustainable development of rural areas (HDPF policy 26, criterion 4).

6.33 The proposal will continue to provide for a small unit of residential accommodation for rural workers within the countryside. It is reiterated that the application site is situated close to other built form at Jendens Farm and the partially constructed cabin is in the same location as the previous mobile home, ‘Cabin No.2’.

6.34 The site is not located within a prominent position and it is enclosed within well-defined and screened boundaries to the application site. The proposed new cabin is of high quality, low impact design which is appropriate to and in keeping with the rural character of the area. In particular, the cabin will have a low profile roof and it is designed to be a moveable structure with no foundations. There will be no increase in the overall level of activity within the countryside and the proposal will not affect the tranquillity of the area.

- 6.35 Given the existing pattern and type of development at Jendens Farm, typical of the rural area, the new cabin will not appear at odds with the context of the site's surroundings. There is as such also no conflict with policy 26 in respect of its requirement for proposals to be of a scale appropriate to the countryside character and location and to protect/conservate/enhance key features and characteristics of landscape character.
- 6.36 Also in accordance with HDPF policy 26, the proposal will continue to support the needs of agriculture at Jendens Farm and it will enable the sustainable development of the rural area.

Efficient Use of Land

- 6.37 Paragraph 124 of the NPPF 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'***. Paragraph 128 requires that a positive approach is taken 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.

- 6.38 In addition HDPF policy 2 (criterion 8) supports sustainable development including the encouragement of the ***'effective use of and by reusing land that has been previously developed (brownfield land), provided it is not of a high environmental value'***.
- 6.39 The proposal continues to make efficient and appropriate use of a small part of Jendens Farm which has a long established residential status. The proposal will not introduce any new use that might be incongruous to its surroundings and it makes efficient use of land which complies with the NPPF and HDPF policy 2 (criterion 8).

Sustainable Development

- 6.40 Having regard to the three key objectives of sustainable development set out at paragraph 8 of the NPPF, the proposed development complies as follows:

- a) an economic objective – the proposal will make a small contribution to the local building industry and associated trades in completing the partially built cabin. Furthermore, occupiers will continue to help to support local services and facilities. The proposal complies with the economic objective of sustainable development.

- b) a social objective – the proposal provides a suitable site for the retention of a (replacement) residential unit suitable for occupation by a rural worker (to support the existing business at Jendens Farm) with the benefit of also being close proximity to local services and facilities. The proposal complies with the social objective of sustainable development.

- c) an environmental objective – the proposal makes efficient use of land and no harm will result to the visual amenities of the countryside landscape. The proposal is considered to comply with the environmental objective of sustainable development.

7.0 LAYOUT, DESIGN & APPEARANCE

7.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).

7.2 HDPF policy 32 requires high quality design for all development in the District. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.

7.3 HDPF Policy 33 is addressed in detail as follows:

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

7.4 The proposal makes efficient use of a small parcel of land (in residential use) with well-defined boundaries and there will be no harmful encroachment into undeveloped countryside. The proposal complies with criterion 1.

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

7.5 The residential use will not be unduly intensive and as such, there will be no harmful impact in respect of noise. Given the

location of the site, away from other residential properties (other than the farmhouse at Jendens Farm) the proposal raises no implications in respect of any impact upon neighbouring residential amenity. The proposal complies with criterion 2.

3. *Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant 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;*

7.6 The proposed cabin is of an appropriate scale, massing and height in relation to the site's character and location. As a result, the cabin will not appear unduly prominent to views from outside of the site and it is of a high quality, design which will relate sympathetically to the surroundings. The proposal complies with criterion 3.

4. *Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors)*

and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

7.7 The proposal will fit in with the character and appearance of the area and there is no conflict with criterion 4.

5. *Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;*

7.8 The proposed materials for the cabin will be of a high quality and appropriate to the rural setting. There is as such no conflict with criterion 5.

6. *Presume 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;*

7.9 The specific details of hard and soft landscaping can be agreed by condition. There will be no loss of any important natural features and the proposal complies with criterion 6.

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

7.10 The cabin is appropriately laid out to ensure sufficient daylighting and it will be appropriately insulated. The proposal complies with criterion 7.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

7.11 There is more than sufficient car parking (and turning) space on site for the cabin and the proposal complies with criterion 8.

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area, and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public amenity areas by occupants of the site;

10. Contribute to the removal of physical barriers; and

11. Make a clear distinction between the public and private spaces within the site.

7.12 The application site is safe and secure having regard to criterion 9 and there are no implications in respect of criteria 10 and 11. Overall the proposal complies with HDPF Policies 32 and 33 together HDPF policies 24, 25 and 26 in the protection of landscape character and with the proposed use being appropriate to this particular countryside location.

- 7.13 In respect of heritage, the site is located away from Jendens Farmhouse, a grade II listed building and there are a number of intervening structures. The proposal will not therefore adversely affect the setting of the listed building and there is no conflict with the heritage requirements of the NPPF or HDPF policy 34.

Ecology and Biodiversity

- 7.13 NPPF paragraph 192 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 193 states that when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists. Similarly, HDPF policy 31 requires the protection and enhancement of biodiversity.
- 7.14 Given the nature of the proposal, it is not considered that it raises any conflict with the NPPF or HDPF policy 31 in respect of the protection of biodiversity.

8.0 ACCESS AND CAR PARKING PROVISION

- 8.1 The NPPF sets out at paragraph 116 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.
- 8.2 HDPF Policy 40 (Sustainable Transport) requires (inter alia) new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel. HDPF Policy 41 states (inter alia) that adequate car parking must be provided within new developments.
- 8.3 The proposed does not result in the need for the creation of any additional car parking spaces. The cabin will continue to form part of Jendens Farm and accessed via the existing driveway. There is more than sufficient parking (and turning) at the property to serve the cabin. Subsequently, the proposal complies with the provisions of the NPPF and HDPF policies 40 and 41 in respect of highway and car parking matters.

9.0 CONCLUSIONS

- 9.1 This Statement supports the proposal for the completion and retention of a cabin at Jendens Farm which has been built in place of a former mobile home. Like the former mobile home ('Cabin 2'), the new cabin will be occupied residentially, by a groom or farm worker(s) at Jendens Farm.
- 9.2 As set out at Section 2, case law confirms when considering whether a proposal complies with a development plan, it is not necessary to say that it must accord with every policy of the development plan and the question is whether it accords with the development plan overall. In addition, paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance (PPG) states that any conflicts between the development plan should be considered in light of all material planning considerations including local priorities and needs, as guided by the NPPF.
- 9.3 The evidence provided confirms that a mobile home existed in the location of the new partially built cabin for a long period of time (more than 10 years). Whilst the mobile home has been

removed, the partially constructed cabin is situated in the same location and is also of a mobile form. The site also benefits from a lawful use as residential curtilage, having regard to the provisions of planning application DC/10/0723.

- 9.4 NPPF paragraph 84 and HDPF policy 20 allow for the creation of rural workers accommodation within the countryside. In this case the proposal relates to replacement rural workers accommodation which continues to comply with the relevant provisions of these policies in addition to raising no conflict with HDPF policy 26. The proposal is an acceptable form of development within the countryside, it makes effective use of land and no harm will be caused to the character and appearance of the area, residential amenity, or heritage.
- 9.5 This Statement demonstrates that the proposal complies with the relevant provisions of the development plan (the HDPF and the Shipley Neighborhood Plan) together with the NPPF. Therefore, in accordance with NPPF paragraph 39 and HDPF policy 1, planning permission should be granted for the sustainable development proposed.