Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0114
Westons Farm, Westons Hill, Itchingfield, West Sussex,

DESCRIPTION:
Demolition of building and erection of replacement agricultural garage/store. Construction of a new infill section to boundary wall. (Full Application)

RELEVANT PLANNING HISTORY:

DC/24/0115	Demolition of building and erection of replacement agricultural garage/store. Construction of a new infill section to boundary wall (Listed Building Consent).	Application Withdrawn

DESCRIPTION AND SITE AND SURROUNDS

The application site lies to the east of Westons Hill and has within its site curtilage Westons Farmhouse, a Grade II listed building and surrounding variety of built form including agricultural buildings, Farm shop and outbuildings. The application site is located outside of any built up area boundary and as such is located in the countryside in planning policy terms.

The store would be a three bay open fronted building in timber and would be used for the storage of vehicles used on the farm and associated trailers. The approximate dimensions would be a width of 8.4 metres with a maximum height of height of 2.42 metres and the wall would be extended 5.6 metres with an approximate height of 2.25 meters.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 10 - Rural Economic Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Itchingfield neighbourhood plan has not yet formally been adopted.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

Historic buildings officer: I am content the proposed store and extended boundary wall will not harm the setting of the listed building.

Natural England: Standing Advice:-
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.
To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
Itchingfield Parish Council support the proposal.

Representations:
None received

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The site is located outside of the defined built-up area boundary and is therefore considered to be within a countryside location. As such, the countryside protection policies within the Horsham District Planning Framework (HDPF) are applicable.

Policy 10 of the Horsham District Planning Framework 2015 (HDPF) seeks to ensure that the development would contribute to the diverse and sustainable farming enterprises within the district. New buildings would need to be suitably located within the existing boundaries of the estate. The development should support the sustainable economic growth towards balanced living and working communities.

HDPF Policy 26 states that development outside of built-up area boundaries must be essential to its countryside location, and must either, Support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet 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.

The Agricultural statement and site circumstances indicates that the application site is an established agricultural enterprise, and would specifically provide shelter for agricultural vehicles and trailers. Given the location of the agricultural unit, the appropriate scale of the building for its use and that it would support the needs of agriculture it would be acceptable in terms of policy 26 of the HDPF. The development would contribute to the farming practices within the established agricultural unit, would be suitably located within the existing boundaries of the estate. Overall, it would accord policy 10 of HDPF.

Design, Character and Appearance:

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

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets by reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

Westons Farmhouse is a Grade II listed building associated with the wider historic farmstead of Westons Farm whose agricultural buildings are sited to the east and south of the listed building. The replacement storage building would be sited partially in the location of an existing storage building. The replacement building would not be overly prominent or appear incongruous from Westons Hill, being of a modest scale and timber material with corrugated sheet metal roof. The appearance of the building would not be considered to be detrimental to the special character of the listed building and it is noted that the Heritage officer has no objections to the proposal. Overall, the proposal is considered in accordance to policies 32, 33 and 34 of the HDPF.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. The proposal is limited to the ground floor and would not result in an obtrusive design, or scale such that it would harm the amenity of any adjoining occupiers. The proposal is in accordance with policy 33 of the HDPF.

Highways Impacts:

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

The proposed development would provide three covered parking spaces for farm vehicles and this would not be considered to result in an unacceptable impact on highways safety, access or parking. The proposal is considered acceptable in respect of policies 40 and 41 of the HDPF.

Water Neutrality:

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

NPPF paragraph 185 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The development would not result in any unacceptable impacts on neighbouring amenity, would result in improvement to highway safety and the visual impact of the proposal is considered in compliance with relevant local and national planning policies. The application is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

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

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

3 **Regulatory Condition:** The materials of the development hereby permitted shall be in accordance with the Planning and Heritage Statement 19/01/2024. The materials of the vehicle store will be a three bay open fronted timber building with a flat metal sheet roof and site boundary treatment indicated within the submitted plans will be brick and mortar to reflect the existing brick boundary treatment. These materials will be retained thereafter unless approved by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The building development hereby permitted shall be used for agricultural purposes only, as defined in Section 336(1) of the Town and Country Planning Act 1990.

Reason: The site lies in a countryside location where only development types specified in Policy 26 of the Horsham District Planning Framework (2015) would normally be permitted.

5 **Regulatory Condition**: No part of the building shall be fitted with mains water supply without the prior written consent of the Local Planning Authority.

Reason: To ensure the development is water neutral 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), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/24/0114

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		none	19.01.2024
Site plan	Existing	001	19.01.2024
Site plan	Proposed	002	19.01.2024
Elevation plan	Existing East	007	19.01.2024
Elevation plan	Existing East	004	19.01.2024
Elevation plan	Existing North	003	25.01.2024
Elevation plan		006	19.01.2024
Elevation plan	Existing West	005	19.01.2024
Elevation plan	Proposed East	008	19.01.2024
Elevation plan	Proposed North	010	25.01.2024
Elevation plan	Proposed South	013	25.01.2024
Elevation plan	Proposed West	009	19.01.2024
Supporting Statement	Planning and Heritage	none	19.01.2024
Supporting Statement	Agricultural	none	19.01.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 19/03/2024

Authorising Officer sign/initial RHERMITAGE Date: 14.05.2024