



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2053

Park Farm House , Wheatsheaf Road, Woodmancote, BN5 9BA,

DESCRIPTION:

Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/25/1933	Internal and external alterations. (Listed Building Consent).	Application 26.02.2026	Permitted
DC/25/2054	Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Listed Building Consent).	Withdrawn 10.02.2026	Application on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:

Henfield Neighbourhood Plan 2017-2031

Policy 12 – Design standards for new development.

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:

Henfield Parish Design Statement Supplementary Planning Document – December 2008

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:

Ecology: No ecological objection subject to attached conditions.

Arboricultural Officer: No objection.

Archaeological Consultant: No objection

Newt Officer: It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent.

Southern Water: No objection subject to attached conditions.

Conservation Officer: No objection.

Parish Comments:

Henfield Parish Council: No Objection - all agreed, Committee feels that native plants should be planted to mitigate the loss of the not insignificant amount of hedgerow that will be removed and that the building remains ancillary to the main house.

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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.

Furthermore, Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Additionally, Policy 12 of the Henfield Neighbourhood Plan aims to maintain that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan).

Park Farm House is a grade II Listed Building, with the list description stating: -

'Probably C17 or earlier house, probably timber-framed, restored & enlarged & now of irregular-shaped plan. Ground floor red brick, above tile-hung. Tiled roof. Modern casement windows. Chimney breast to south wing. Datestone 1726 to west wing. Two storeys. Six windows.'

The proposal would involve the demolition of existing pool shed, the erection of new pool house and semi-covered outdoor kitchen and seating area, installation of solar panels and relocation of existing outdoor unit.

The proposed replacement pool house and pergola will be some distance from the listed building and will not greatly impact its setting. Following consultation with the Council's Conservation Officer, it is considered satisfactory that no harm will arise to the setting of the listed building because of the proposed development.

The replacement pool house with outdoor kitchen / seating space would be significantly larger than the existing structure. The siting and single-storey scale would though be clearly subservient to the principle dwelling to which it would relate. Whilst the proposed pool house and pergola would be located some distance away from the main dwelling, the proposal would be position within the similar location as the existing structure. The proposed scale, siting and partial retention of the hedgerow enclosure would be sufficient to ensure the development does not appear intrusive or unduly dominant. The form, design and materials are considered appropriate in relation to the nature of surrounding development and the countryside location.

For the above reason, it is considered that the proposal would be appropriate to the character and appearance of the existing dwelling. The development would not harm the character or appearance of the wider area. Subject to adherence to the suggested conditions, the proposal would preserve the historic interest of the Grade II Listed Building. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

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.

It is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Tree Impact

Policy 26 seeks to maintain that development in the countryside protect, conserve and enhance the key features and characteristics of the landscape character area in which it is located including the pattern of woodlands, fields, hedgerows, trees, waterbodies and other features.

The application is not accompanied by any supporting information in respect of the potential impact on adjacent trees of public amenity value.

Following consultation with the Council's Arboricultural Officer, it is viewed that the demolition and construction of the outdoor kitchen element of the development proposals would not result in any foreseeable arboricultural impacts on trees of high merit or landscape value.

The proposed pool house will encroach marginally within the root protection areas (RPAs) of a hedgerow oak and an old, multi-stemmed hedgerow ash. The ash tree appears to be in good physiological condition, with no visible signs of ash dieback, and represents an interesting arboricultural feature with regard to its historical management and how this has influenced its form. The ash does make an interesting, albeit modest, contribution to the character of the site.

For clarity, the term “hedgerow tree” in this instance refers to trees that have originated within a managed hedgerow and have historically been subject to regular maintenance to restrict size. Neither the oak nor the ash represents a typical open-grown specimen; rather, they are trees that have evolved from managed hedgerow stock and subsequently been allowed to grow out, as opposed to individual trees planted within a countryside hedgerow.

The new pool house is also fairly close to the existing boundary hedge between the property and the agricultural fields to the north. As such, care will need to be taken to ensure that there is sufficient space between the new structure and the hedge to allow for routine management works, without compromising the retention of the hedge or the built form of the structure.

The Council’s Arboricultural officer had discussions with the applicant and it is understood that an above-ground slab foundation is proposed should the scheme be approved. Given the limited degree of encroachment into the RPAs of the hedgerow oak and ash, this construction method is considered acceptable and unlikely to give rise to any significant direct or indirect harm to the trees, subject to all remaining soft ground areas being retained and left undisturbed by the development.

Ecology

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

Following consultation with the Council’s Ecologist, it is noted the Extended Phase 1 Ecological Assessment and Phase 2 Bat Surveys (Phillips Ecology, November 2024) is out of date to support this application in line with CIEEM guidance. However, that document covered the whole applicant land holding, including the area to be impacted by this proposed application. Therefore, there is sufficient information to ascertain the impacts in relation to ecology. An ecological informative for general good practice measures has been secured.

No reasonable biodiversity enhancements for protected, Priority and threatened species, have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures are a separate matter to mandatory biodiversity net gains. It is recommended that a suitable enhancements for householder proposals such as the provision of bird boxes are detailed within a Biodiversity Enhancement Layout which has been secured as a condition to this consent.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions recommended by Ecology that the submission for approval and implementation of the details has been conditioned to this planning consent.

Water Neutrality

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.

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.

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.

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.

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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

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

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

- 3 **Pre-commencement Condition:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:
 - Specifications of roof covering material.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby pre-serving the special architectural or historic interest which it possesses, and to comply with Poli-cy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended)

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The new pitched roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/25/2053

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage	NONE	09.12.2025
Supporting Statement	Extended phase 1 ecological assessment and phase 2 bat surveys	NONE	09.12.2025
Design & Access		NONE	09.12.2025

Statement			
Site plan	Existing trees and hedgerows	002 REV P1	09.12.2025
Location & Block plan		001 REV P2	22.12.2025
Section plan	Existing and proposed	030 REV P1	09.12.2025
Elevation plan	Existing and proposed side	022 REV P1	09.12.2025
Elevation plan	Existing and proposed side	023 REV P1	09.12.2025
Elevation plan	Existing and proposed rear	021 REV P1	09.12.2025
Elevation plan	Existing and proposed front	020 REV P1	09.12.2025
Roof plan	Existing and proposed	011 REV P1	09.12.2025
Floor plan	Existing and proposed ground	010 REV P1	09.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 11.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.03.2026