Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0447
Thakeham Place Farm, The Street, Thakeham, West Sussex, RH20 3EP

DESCRIPTION:

Extension to existing agricultural building

RELEVANT PLANNING HISTORY:

DC/17/1907	Prior approval for a two bay extension to an existing eight bay agricultural storage barn	Withdrawn Application on 20.09.2017
DC/17/1602	Prior approval for the removal of an agricultural existing barn and erection of replacement open-sided agricultural barn (Agricultural Prior Notification)	NO OBJECTION to Notification on 15.08.2017
DC/13/1625	Erection of specialist building for machinery storage, hay and cattle food storage (Agricultural Prior Notification)	Prior Approval Not Required on 19.09.2013
DC/04/1959	Prior notification to replace feed silo	Application Permitted on 29.09.2004

SITE AND SURROUNDS

Thakeham Place Farm is located to the south-east of the village of Thakeham served by a private track from the junction of The Street and Crays Lane. It comprises a cluster of agricultural buildings with the building the subject of this application located on the southern side forming the main cattle housing and milking area. The building is formed of two adjoining structures; a large span portal framed building on the south side and a narrower portal frame building on the north side immediately abutting. To the south-east side lies an open concrete yard across which it is proposed to extend the buildings.

To the west of the farm lies two cottages (1 and 2 Wood Cottages) that are in the ownership of the applicant and are approximately 120m northwest of the proposed extension. The main farmhouse, Thakeham Place, is Grade II listed and is situated approximately 175m north of the proposed extension.

The farm is situated in undulating landscape comprising pasture, hedgerows, hedgerow trees and tracts of woodland. The farm is situated at a relatively low point in relation to its surroundings. PROW 2483 bridleway follows a sunken lane from the south of the site and then passing around the western side of the farm. Footpath PROW 2481 extends out from the main farm access track to the north, running west to east.

DETAILED DESCRIPTION

The application proposes the extension of an existing large rectangular, dual pitched roofed, cattle housing/milking building. The south-eastern end is to be extended over existing hardstanding. The

building will be extended by 2 no. open bays, the southeast end extension measuring approximately 12m x 45m, an increased overall floorspace of approximately 540sqm.

The extension will be built to the same profile as the existing, same height and width, and will be mostly open sided matching the existing building, with concrete panels to the base and vertical timber cladding above. The extension will utilise an existing concrete apron and will not alter the existing building other than the removal of the vertical boarding from the end elevation which due to its semi-open nature provides ventilation.

It is set out that the extension to the existing agricultural building is required to enable the rearrangement of the internal cattle stalls to facilitate the installation of 9 milking robots. The robots represent the latest technological advance in dairy farming and will improve the efficiency of the agricultural business.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding

Thakeham Parish Neighbourhood Plan:
Policy 1 – A Spatial Plan for the Parish
Policy 6 – Design
Policy 9 – Development in the Countryside
Policy 10 – Green Infrastructure and Valued Landscapes

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:

HDC Environmental Health: No Objection

Parish Comments: Strong Support

It is a positive investment in the development and expansion of a sustainable rural economy – namely Dairy, which is supported in TPC Neighbourhood Plan (Thakeham9)

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:

Policy 26 deals with countryside protection and enhancement and states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

The application is for an extension to an existing agricultural building in association with the established dairy farm use. The proposal seeks the extension to enable the rearrangement of the internal cattle stalls due to the installation of 9 milking robots. The Planning Statement outlines that there would be no increase in the number of livestock kept at the site, but would rather accommodate the stalls from the new technology.

The extended agricultural building as proposed is considered to be designed for the intended purposes and would not be inappropriate in the context of the rural countryside location. The scale of the building is considered appropriate to accommodate the needs generated by the established dairy farm, and would not amount to a harmful overdevelopment of the site. Furthermore, as the proposed development would be utilised in association with the established activities, it would not be expected to significantly increase existing levels of activity at the site. The proposed development is therefore considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Policy 10 of the Thakeham Parish Neighbourhood Plan (TNP) (2017) provides that development proposals will be supported provided that they protect, retain and, wherever possible, enhance green infrastructure and valued landscape features, including *inter alia*, prominent ridges, public rights of way and their settings, hedgerow and copses and woods.

The extension as proposed would match the existing building in height, width and materials, will be built on existing concrete hardstanding, and is of a typical agricultural design and appearance. Given the existing arrangement and buildings, the proposal would be read in the context of existing built form, and it is not therefore considered that the proposed would have an adverse impact on the character or appearance of this rural area.

It is considered that the proposed building would be appropriate to its countryside setting and would not result in a significant adverse impact on the character or appearance of the area. Accordingly, the proposal is considered to comply with Policies 25, 32, and 33 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.

It is considered that the siting and layout of the proposed and the significant separation distance from any neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England draws its water supply from groundwater abstraction at Hardham. Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments and ensure that water use is offset if required for all new developments within the Sussex North Water Supply Zone. It therefore needs to be demonstrated that the use of water in the supply area before the development would be the same or lower after the development otherwise mitigation measures are required to achieve water neutrality.

This application proposes an extension to an existing agricultural building that is required to enable the rearrangement of the internal cattle stalls to facilitate the installation of 9 milking robots.

It is acknowledged that there are factors relating to animal management that can affect the amount of water that is consumed. This can include matters such as the age and type of animal, the amount of time spent indoors and environmental factors such as light and humidity. Taking these factors into account, it is considered that the proposal will not result in an increase in use of mains water because: the number of cattle is not being increased as a result of the proposal, the environment within the barn or the amount of time the cattle spend there will not change, and the management of the herd will not change in terms of feed and age of stock.

It is considered that the proposed development would result in no greater water demand than the existing situation. As such, 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions and Planning Balance:

The proposal for the construction of an extension to an existing agricultural building would support the needs of the established dairy farm activities, and is considered acceptable in principle. The proposal would be of an appropriate design and appearance for its rural setting. Given the nature of proposal, the existing arrangement and its setting, it is not considered that the proposal would give rise to any noise issues or have a detrimental effect on nearby residential properties. The application is therefore

considered to comply with the relevant policies of the Horsham District Planning Framework and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
All Other Development	540		540
		Total Gain	
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

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

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

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

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 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 an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development unrelated to an essential rural activity would not normally be permitted.

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/24/0447
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	2.02	21.03.2024
Floor plan	Proposed Floor and Roof Plan	2.01	21.03.2024
Location & Block plan	Block Plan and Location Plan	2.03	21.03.2024
Elevation & Floor plan	Existing Floor Plan and Elevations	1.01	21.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.05.2024

Authorising Officer sign/initial Tamara Dale Date: 16.05.2024