DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0788
Hascombe Farm , Horn Lane, Henfield, West Sussex, BN5 9SA

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/22/0408 (Erection of a barn for use as stables) Relating to the materials and increase in scale to stables

RELEVANT PLANNING HISTORY:

DC/22/0408	Erection of a barn for use as stables.	Application Permitted on 09.01.2024

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 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 40- Sustainable Transport
Policy 41- Parking

Henfield Neighbourhood Plan (2021):
Policy 1: A Spatial Plan
Policy 4: Transport, Access and Car Parking
Policy 5: Green Infrastructure and Biodiversity
Policy 12: Design Standards for New Development

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:

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.

South Downs National Park Authority: No comment.

Parish Comments:
No Objection - All Agreed.

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

Planning permission is sought to vary condition 1 to the approved application DC/22/0408 to allow for amendment to the approved plans list to allow a change of materials.

The materials previously as part of the approved plans were timber cladding and composite sheet roofing, the proposed materials under this application would alter the plans list to be being brick and flint walling and a slate roof. The amendment of the condition to reflect the existing outbuildings within the application site would not be considered to have an adverse impact on the character of the area, the character of the site itself and would not raise any further considerations beyond those identified as part of DC/22/0408. As this application would create a new planning permission on the site, the conditions associated with DC/22/0408 are recommended for completeness, with an update to reflect the current plans and proposed materials.

Conclusions:

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 must be commenced by the 09.01.2027.

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

3 **Regulatory Condition**: The external walls of the proposed will be brick and flint with a slate roof to reflect the approved elevation plan 2820.1 – 02.

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).

4 **Regulatory Condition:** No development shall commence until the drainage strategy [by Bellows Equestrian Limited, May 2023] has been implemented in accordance with the submitted details. The development shall be carried out in accordance with the approved scheme.

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

5 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 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/24/0788

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	2820.1 - 02 A	09.08.2024
Supporting Statement	Planning	NONE	03.06.2024
Location plan	Location plan	22/2156-1	06.08.2024
Supporting Statement	Water Neutrality Statement - FINAL v1.3		23.02.2023
Supporting Statement	Drainage Strategy (May 2023)		15.05.2023

DELEGATED

Case Officer sign/initial	Hannah Darley	Date:	09.08.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	13.08.2024