Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0476
Woodmancote Parish Hall, Brighton Road, Woodmancote, West Sussex, BN5 9SR

DESCRIPTION:

Conversion and change of use of Woodmancote Parish Hall and School Cottage to single dwelling house, together with single storey extensions to front, side and rear, erection of a detached garage, and installation of ASHP and PV panels.

RELEVANT PLANNING HISTORY:

WK/21/87	Change of position of crossover to car park to improve facilities (From old Planning History)	Application Permitted on 20.11.1987
DC/21/0512	Demolition of Parish Hall /attached dwelling and outbuildings. Construction of four detached dwellings with carports and relocation of vehicle access.	Application Refused on 02.06.2021
DC/24/1317	Demolition of dilapidated structures to front and rear, External repairs and renovation of roofs and walls. Installation of roof lights, solar PV panels and new boundary fence to street.	Application Permitted on 08.11.2024

DESCRIPTION OF THE SITE

The application site is located to the north of Brighton Road, outside of any designated built-up area boundary. The site is therefore located within a countryside location in policy terms.

The site comprises an old school house, most recently used by the Parish Council, and is therefore considered a community facility. The building is located centrally within the plot, and slightly set back from the road frontage, with an area of hardstanding to the east, used for car parking. The area surrounding the building has been cleared, with the boundary comprising post and rail fence. An area of woodlands surrounds the site to the north and east, with an agricultural field located to the west.

A sparse number of residential dwellings are located immediately to the south and east of the application site, with the wider surroundings predominantly characterised by open countryside and woodland.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the change of use of the Parish Hall to 1no. residential dwelling, along with single storey extensions. A detached garage is also proposed, along with the installation of an Air Source Heat Pump and solar panels.

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 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Woodmancote Parish Neighbourhood Plan
Policy 1: A Spatial Plan for the Parish
Policy 2: Housing Windfall Sites
Policy 3: Design
Policy 4: Community Facilities
Policy 7: Broadband

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 28: Community Facilities, Leisure and Recreation
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Comments

HDC Environmental Health: No Comments

HDC Landscape Architect: No Comments

OUTSIDE AGENCIES

Ecology Consultant: Recommend Grant Permission Subject to Conditions

Satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable. This will enable the LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

The mitigation measures identified in the Bat Surveys and Outline Mitigation (Astute Ecology Ltd., July 2023) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, January 2023) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species. Recommend that reasonable biodiversity enhancements should be identified and implemented to secure net gains for biodiversity, as outlined under Paragraph 180[d] of the National Planning Policy Framework. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent for discharge prior to slab level.

Impacts will be minimised such that the proposal is acceptable subject to the conditions based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

Natural England: No Objection Subject to Appropriate Mitigation Being Secured

In order to mitigate the effects and make the development acceptable, the following mitigation measures should be secured:

- Installation of efficient fixtures and grey water harvesting system in the proposed dwelling.
- Purchasing of offsetting credits from the scheme at South Lodge Hotel.

Advise than an appropriate planning condition or obligation be attached to any planning permission to secure these measures.

Southern Water: Comment

The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

WSCC Highways: Comment (summary)

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

WSCC Fire Services: No Comments

PUBLIC CONSULTATIONS:

Representations:

No representations received

Parish Comments:

Woodmancote Parish Council: Support

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 application site comprises previously developed land which includes a vacant community facility building and associated curtilage.

The submitted Planning Statement outlines that the application site was previously used by Woodmancote Parish Council up until 2017 when the building was closed due to insufficient funds to pay

for the extension refurbishment works required to modernise the building. The site was sold in 2019 after failing to raise sufficient funds for the works, and after failing to find an alternative community group to own and manage the building.

Policy 43 of the Horsham District Planning Framework (HDPF) states that proposals which would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally useable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued used of a community facility or service is no longer feasible, taking into account factors such as appropriate marketing, demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that: an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.

Policy 4 of the adopted Neighbourhood Plan states that proposals to improve the viability of an established community use of the Woodmancote Parish Hall, by way of a partial or complete redevelopment of existing buildings will be supported, provided that an alternative facility of equivalent or better quality to meet community needs is provided.

The Applicant outlines that the Parish Hall has been closed for two years, and prior to this, was little used. There is a village hall (the Henfield Hall) just over a mile away from the site, which is available for hire for weddings, parties, meeting and other functions. In contrast, the Applicant outlines that the application building is small and in poor condition, and has a disjointed layout and no internal link between the two parts. The Planning Statement suggests that funds were initially sought to refurbish the building, and after failing to raise sufficient funds for the works, and failing to fun an alternative community group, the premises was sold. The Statement concludes that the local community is considered to be well served by the Henfield Hall, which is larger and more modern, and the loss of the application building is not therefore considered detrimental to community provision within the locality.

As outlined within Policy 4 of the Woodmancote Parish Neighbourhood Plan, the subject building is considered to be a community facility of importance. The policy recognises that the site may need to be redeveloped in order to secure the long-term benefit of the asset, but the policy specifically states that the partial or full redevelopment of the existing buildings should be considered. The current proposal seeks to demolish the existing building, and there is therefore some conflict with this policy.

It is however recognised that there would appear to be suitable community provision nearby to accommodate the loss of the facility. While the loss of the community facility may generally be considered acceptable, the development would involve the total loss of the existing buildings and would remain in some conflict with Policy 4 of the Neighbourhood Plan.

Furthermore, the application site would remain outside of a defined built-up area boundary and would be subject to countryside protection policies within the Local Plan, as well as consideration against the overarching spatial strategy.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

Policy 4 of the HDPF refers to the expansion of settlements outside the built-up area, and states that such development is only supported where: the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Policy 1 of the adopted Neighbourhood Plan states that development proposals within the Parish will be supported and the re-use of previously developed site will be encouraged provided they accord with other provisions of the Neighbourhood Plan and Development Plan. Policy 2 continues that development proposals for small scale housing development of 5 or fewer dwellings on infill and previously developed sites will be supported subject to the proposals being well designed and meeting all relevant requirements in other policies; and where such development preserves the essential open character of the parish and does not lead to the subdivision of larger sites of a unified character; the proposal delivers, wherever feasible and viable, on-site affordable homes in accordance with the development plan policy in force at the time of application; is appropriately contained and avoids harming the amenities of adjoining residential properties nor results in unsuitable access; and respects and where possible enhances the natural, built and historic environment.

As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge The application site is not identified in the Local Plan and is not allocated within an adopted Neighbourhood Plan. The proposed development would not therefore accord with the spatial strategy expressed through Policies 3 and 4 of the HDPF, and is considered unacceptable in principle.

In this countryside location, the proposal is also considered against Policy 26 ‘Countryside Protection’ which protects the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. This criteria includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The proposed development would not meet any of this criteria, nor is it considered to be essential to the countryside location.

The proposed dwellings would be distanced from day to day services, where the provision of market housing in this location, not linked to a rural use, would be contrary to Policy 26 of the HDPF, and would not be in accordance with the overarching spatial strategy for development as set out in Policies 3 and 4 of the HDPF. It is therefore considered that the principle of the proposed development within the countryside is contrary to the overarching spatial strategy and principles of the National Planning Policy Framework and Local Development Plan.

Notwithstanding this, Policy 10 of the HDPF states that the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.

The proposal seeks to convert the building to a residential use, which would be in some conflict with Policy 10 of the HDPF as the policy direct that commercial uses would be favoured in the first instance. The Applicant has submitted a Property Marketing Report dated January 2023 where it was outlined that the decision to sell the site was made in October 2019. Originally a campaign for funds to refurbish the building was undertaken, but this failed to reach sufficient funds for the works. The site was then marketed in 2020 with the application requirements including details of any proposed use. An offer was made with an intention to establish a private nursery school in the Parish Hall with private accommodation in the cottage. A viable business plan was not however developed and in 2021 the owner concluded that the site could not viably be repurposed for commercial use.

The site was offered for sale by auction on 22 June 2022, where marketing was carried out through mainstream international property portals. The property did not sell at auction, and the current owners secured a purchase significantly below the guide price post-auction. The Property Marketing Report concludes that the financial viability for changing the use of the site to provide commercial or business premises could not be justified, as demonstrated initially by the sale in October 202 and by the lack of interest in the subsequent marketing for sale in 2022.

While the justification for a commercial use appears quite limited, it is recognised that the actions were taken to market the property with an intention for community and commercial uses. Viability of the building for such uses is evident, where the conversion of the building to residential would ensure the continued preservation of the building. It is therefore considered on balance that the conversion of the building to residential would be acceptable, subject to all other material considerations.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

Policy 3 of the adopted Woodmancote Parish Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size.

The application site is located within the unclassified settlement of Woodmancote, and comprises a modest historic building sited along the frontage of Brighton Road. The defining features of the locality include the low-density and sparse nature of development, with most buildings present within the area of historic and vernacular interest. The vegetated character of the street, only occasionally interrupted by built form, defines the locality as rural in character, and this is reinforced by the set back of the dwellings results in only intermittent glimpses of the built form from public views.

The application site sits in a prominent location along the street scene, with the open frontage causing the built form of the site to be highly visible from the approach. However, the modest scale and historic vernacular of the building is considered to reinforce the historic and rural environment of the locality, particularly when read within the context of the group of surrounding buildings.

The subject building is considered to be of local historic value as an exemplar building of character that provides an understanding of the historic environment of Woodmancote. The building appears on the OS Map surveyed in 1873/5 and published in 1879 with a notation as a school. For this reason, the subject building is considered to be a non-designated heritage asset. The subject building is considered to be of local historic interest in itself, while also contributing to the understanding of the historic environment and evolution of the Woodmancote. The building sits in close relation to a number of designated and non-designated heritage assets, which are considered to have value as a group in defining and reinforcing the historic understanding of the hamlet. The building is therefore considered to contribute to the understanding of the historic environment, and has significance in this regard.

The proposed scheme would retain the proportions and overall form of the building, with the removal of later additions to the rear, and their replacement with a single storey flat roof extension. The proposal would also include the replacement of an existing outbuilding with a 3-bay garage, along with alterations to the landscaping.

The proposed development would reflect the architectural and historic interest of the non-designated heritage asset, with the proposed extension considered to be of a scale and massing that would sit comfortably within the context of the resulting curtilage. While utilising a flat roof, the simple and lightweight design of the addition is considered sympathetic to the architectural interest of the building and would not result in significant harm to the character of appearance of the building. The proposed extension to the front elevation would remain subservient to the principal building and would utilise a form and design that would reflect the proportions and character of the existing building. While recognised that the proposed conversion would result in the addition of domestic features, including a number of additional windows and rooflights, the proposal would retain the overarching character of the building.

The proposed garage would be of a subservient size and scale to the existing building and would be set back from the site access. It is recognised that there are similar examples of outbuildings within the wider area, with the simple design of the building considered to sit comfortably in the context of the building and its curtilage.

The proposed additions and alterations are therefore considered to relate sympathetically to the character and visual appearance of the host building, with the garage considered to sit comfortably within the context of the site. The proposal is therefore considered to accord with the above policies.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and

spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The application site is located at a distance of approximately 60m from the nearest residential dwelling, with the site bound by woodland to the north and east. Given the spatial context, the application site is considered to be sufficiently distanced from neighbouring properties to ensure that the proposed development would not result in harm to the amenities and sensitivities of nearby occupiers.

The proposed development is considered to be appropriately sited and arranged to limit potential harm to the future occupiers of the dwellings, in accordance with the above policies.

Highways Impacts:

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

The proposal would utilise the existing access to Brighton Road, with a 3-bay garage proposed and alterations to the hardstanding to facilitate turning.

Following consultation with the Local Highways Authority, it is recognised that the established access has functioned with no known highway safety concerns. It is not anticipated that the proposal would result in any greater number of vehicle movements above the previous use, with the proposal not considered to have an adverse impact on the local highway network.

While recognised that the proposal would include the provision of an entrance gate, it is not considered that this would result in any notable impact on the function of the public highway, with the site considered to include a sufficient amount of hardstanding to support anticipated parking needs.

For these reasons, the proposal is considered to benefit from acceptable off-street parking and would provide safe and suitable access for all users, in accordance with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

The Applicant has submitted a Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech dated 19.01.2023 and a Bat Surveys and Outline Mitigation document by Astute Ecology Ltd dated June 2023.

Following consultation with the Council's Ecologist, the recommendations within the submitted reports are considered acceptable and sufficient ecological information is available for determination. This provides certainty of the likely impacts on protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable. Subject to securing the mitigation and enhancement measures by condition, the proposed development is not considered to result in harm to protected species and habitat, in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, 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 to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The Water Neutrality Statement submitted outlines that the water demand for the development would be 85 litres per person per day, through the installation of water efficient fixtures and fittings. With an average

occupancy of 2.86 persons. The overall demand is therefore outlined to be 243.1 litres per day. It is proposed to utilise greywater recycling for the toilets, washing machine, and external use. This would further reduce the demand to 75 litres per person per day. With an average occupancy as stated above, the overall demand would be 215 litres per day.

The Water Neutrality Statement makes no reference to an existing baseline, where it is stated that there is no water metre. On the basis of this information, the existing baseline is considered to be zero (0).

It is proposed to purchase 215 water credits through a Water Credit Scheme provided by Nicholls Licensing and Consulting. Appendix C of the Water Neutrality Statement outlines that this Water Credit Scheme would be purchased from the development of a borehole at South Lodge Hotel.

The offsetting site has an overall water demand of 19,999 cubic metres of water a day, based upon the hotel, spa, and restaurant contained at the site. A total of 2no. bore holes would be drilled to supply the site, with the supporting information demonstrating that the first bore hole (which would provide the calculated demand of 19,999 cubic metres of water) would provide a consistent supply.

The Water Neutrality Statement has confirmed that the development has been allocated credits through the South Lodge Hotel Water Credit Scheme to meet the demand of the proposed development.

An Appropriate Assessment has been carried out and Natural England have been consulted. This has concluded that subject to the mitigation measures proposed within the water strategy, and through the completion of a s106 Agreement to secure the offsetting scheme, the proposal would not result in a likely significant effect 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 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters:

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. Should the proposed development be considered acceptable, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- This application for planning permission was made before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The application site has previously been used for commercial purposes, and therefore represents previously developed land. The proposal would result in no greater level of activity and vehicle movements than the number and frequency experienced by the former use of the site, with the retention of the building considered to preserve and reinforce the special historic character of the locality. The proposal would provide 1no. dwelling and would contribute, albeit modestly, to the identified housing need within the District. The proposal is therefore considered acceptable, with the design and scale of the proposed additions not considered to result in harm to the character of the site and wider surroundings, nor the amenity of nearby residential properties and users of land. Furthermore, the proposal, with appropriate mitigation, would demonstrate water neutrality, and would result in no further impact on the safety and function of the highway network. For these reasons, the proposed development is considered to accord with all relevant local and national planning policies.

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
District Wide Zone 1	286.61	195.07	91.54
		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 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until a Reptile Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

4 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until a mobile protected species Precautionary Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

5 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Report reference 57831117/TG Rev V6 by Quantum CE dated March 2024). No unit hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the greywater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained and operated as such at all times thereafter.

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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

(a) Purpose and conservation objectives for the proposed enhancement measures;
(b) Detailed designs to achieve stated objectives;
(c) Locations of proposed enhancement measures by appropriate maps and plans;
(d) Persons responsible for implementing the enhancement measures;
(e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan reference WPH A101 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

12 **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).

13 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech dated 19.01.2023 and a Bat Surveys and Outline Mitigation document by Astute Ecology Ltd dated June 2023.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

14 **Regulatory Condition**: The approved landscaping scheme as shown on plan reference WPH 101, shall be fully implemented in accordance with the approved details within the first planting

season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the dwelling hereby approved and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B, and D of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the significance of the non-designated heritage asset, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **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).

18 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the Arboricultural Impact Assessment & Method Statement hereby approved.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site 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/24/0476
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech dated 19.01.2023	NONE 2.2	26.03.2024
Elevation plan	Proposed Building Elevations South & West	WPH A202 Rev A	26.03.2024
Elevation plan	Proposed Building Elevations North & South	WPH A203	26.03.2024
Section plan	Proposed Sections	WPH A301	26.03.2024
Section plan	Proposed Site Elevations	A201 Rev A	26.03.2024
Site plan	Proposed Site Plans	WPH A101	26.03.2024
Floor plan	General Arrangement Plans - L0, L1 and Roof	WPH A102	26.03.2024
Location plan		NONE	26.03.2024
Elevation plan	Existing Site Elevations	WPH A200	26.03.2024
Supporting Statement	Arboricultural Impact Assessment and Method Statement	NONE	26.03.2024
Supporting Statement	Water Neutrality Report by Quantum CE dated March 2024	57831117/TG Rev V6	26.03.2024
Supporting Statement	Bat Surveys and Outline Mitigation document by Astute Ecology Ltd dated June 2023	AE232.118	26.03.2024
Supporting Statement	Existing Site Plans	WPH 100	26.03.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 25.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2025