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Planning Design & Access Statement.

Application Site : Kingfisher Farm West Chiltington Lane Billingshurst West Sussex RH14 9DR

Proposal : Use of the land for the stationing of caravans for residential purposes, utility/dayrooms ancillary to that use for 5 gypsy pitches together with the formation of additional parking, and landscaping

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1 Introduction

- 1.1 This statement has been prepared by LYONDALE to accompany the full planning application for retrospective planning permission to regularise the use of the land for the stationing of caravans for residential purposes, utility/dayrooms ancillary to that use. Providing for 5 no. gypsy pitches with additional parking, and landscaping.
- 1.2 The proposed development aims to address gypsy and traveller local housing need through an inclusive sustainable design approach. The scheme offers 5 no. gypsy pitches each pitch would include 1 no. static caravan, 1 no. touring caravan, 1. day room, 2 no. car parking spaces per pitch and space for associated vehicle turning, external lighting, soakaway drainage run and associated landscaping. This approach reflects both local strategic housing priorities and the lived realities of local gypsy traveller seeking affordable, flexible accommodation within their own community.

2 Site Context

- 2.1 The Kingfisher Farm lies in the open countryside some 800m to the west of the village of Barns Green and was formerly one large field of some 5 hectares. The field is bounded by West Chilton Lane to the west, an open field to the north, a paddock to the east, and by open land rear at Greenfield Farm to the south. Valewood Lane runs close to the south-eastern corner of the field and provides access to several dwellings immediately southeast of the field as well as the pitches at Greenfield Farm. The Kingfisher farm field is enclosed by mature hedgerows and field margin trees along the northern, eastern and western boundaries. Some land mounding has taken place along the southern boundary.
- 2.2 The site is linked to the highway on West Chilton Lane by way of a single principal access track along the northern field edge. The eastern part of the Kingfisher Farm field has been developed as a caravan site for use by the gypsy and traveller community. This existing development was subject to 2011 appeal permission and 2018 appeal dismissal, a subsequent planning permission in 2019 (11x pitches), and a pending planning application (site history detailed below). The 5x pitch development applied for under this current application relies on land occupied by drainage that serves this development

- 2.3 The surrounding area is rural and characterised by an undulating topography with small woodlands, tree belts and mature hedgerows that help to define the linear field pattern. The sense of field enclosure is strong. The long-established farmsteads and hamlet developments now exist alongside the modern settlement of Barns Green, which has a more suburban character. The local mix of traditional building materials includes timber framing, weatherboarding, brick and tile hanging.
- 2.4 A grade II Listed Building, Pear Tree Farmhouse, sits some 480m to the west of the main part of the site. A fishing and camp site, Sumners Ponds, lies on the edge of Barns Green to the east of the site. Barns Green is defined as a 'medium village' under the settlement hierarchy set out in Policy 3 of the Horsham District Planning Framework.

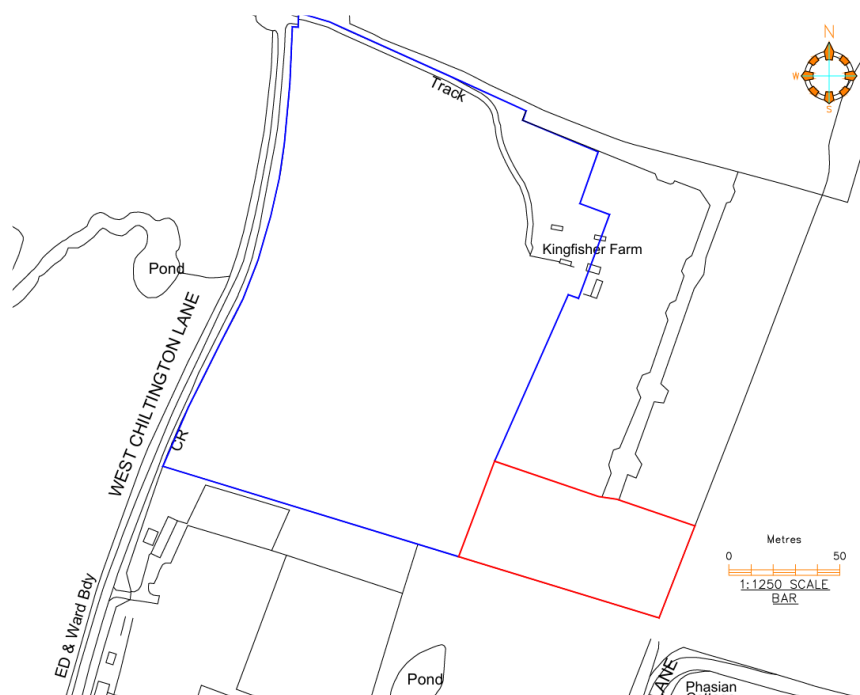


Figure 1: Location map highlighting application site in red and wider site in blue



Figure 2: Application site boundary highlighted in red

3 Relevant Planning History

- **Planning reference: DC/25/0934**

Change of use of land to provide **10 no. Gypsy pitches** with dayrooms, associated parking, access and services (*part retrospective*).

Decision: (*not stated / current at time of writing*)

- **Planning reference: DC/21/1141**

Change of use of the land and retention of **11 no. Gypsy mobile residential units** and **11 no. touring caravans**, including full drainage, car parking, bin storage, and hard and soft landscaping.

Decision: (*not stated*)

- **Planning reference: DC/19/1205**

Change of use of land for the stationing of **11 pitches for residential purposes**, comprising 11 static caravans, 11 touring caravans, 11 dayrooms, parking for associated vehicles, hard-standing and associated infrastructure.

Decision: *(not stated)*

- **Planning reference : DC/17/1184**

Variation of Conditions **3, 11 and 13** relating to Appeal Reference **APP/Z3825/A/11/2150329**.

Decision: Non-determination

Appeal Decision: Dismissed (02 August 2018)

- **DC/17/1185**

Change of use of land as an extension to permission granted under Appeal

Ref: **APP/Z3825/A/11/2150329**.

Decision: Refused (21 July 2017)

Appeal: No further action taken

- **DC/17/0816**

Hybrid planning application for the part variation of Conditions **3, 11 and 13** of Appeal Decision Ref: **APP/Z3825/A/11/2150329** and material change of use of land.

Decision: Not processed – returned (19 May 2017)

- **DC/10/1041**

Use of the land for the stationing of caravans for residential purposes for **11 no. Gypsy pitches**, together with additional hardstanding and utility/dayrooms ancillary to that use.

Decision: Refused (09 March 2011)

Appeal Decision: Allowed (Appeal Ref: **APP/Z3825/A/11/2150329**)

4 Proposal

- 4.1 This proposal seeks retrospective planning permission for 5 no. gypsy pitches each pitch would include 1 no. static caravan, 1 no. touring caravan, 1. day room, 2 no. car parking spaces per pitch and space for associated vehicle turning, external lighting, soakaway drainage run and associated landscaping. The proposed design, scale/massing, layout and access for the development has been carefully considered to preserve and enhance the rural Local Character Areas, recognising their contribution to the site's character and to protect the setting of heritage assets in close proximity to the site. By working with the site's natural assets and existing infrastructure, the scheme will promote a strong sense of place whilst delivering much needed housing.

5 Policy Considerations

5.1 National planning Policy Framework (2024)

- Chapter 2: Achieving Sustainable Development
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

5.2 Horsham District Planning Framework 2015

- Policy 1 – Sustainable Development
- Policy 2 – Strategic Development
- Policy 4 – Settlement Hierarchy
- Policy 15 – Housing Provision
- Policy 16 – Meeting Local Housing Needs
- Policy 25 – The Natural Environment and Landscape Character
- Policy 32 – The Quality of New Development
- Policy 33 – Development Principles
- Policy 34 – Cultural and Heritage Assets

- Policy 39 – Infrastructure Provision
- Policy 41 – Parking

6 Planning Considerations

- 6.1 This section considers the planning issues relating to this planning application and demonstrates with reference to relevant Development Plan policies and other material considerations that permission should be granted.
- 6.2 Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.
- 6.3 The Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The revised National Planning Policy Framework which came into force in December 2024 must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Those of particular relevance to the determination of this planning application comprise:

- Location
- Land Use
- Scale /Massing and density
- Design and Appearance

Principle of development

- 6.4 The Council is currently unable to demonstrate a five-year supply of deliverable Gypsy and Traveller sites to meet the identified need within the district. This is a significant material consideration and attracts substantial weight in favour of proposals that would contribute towards addressing this shortfall. As such there remains a clearly identified unmet need for Gypsy and Traveller accommodation within Horsham District. In circumstances where there is

a recognised deficiency in provision, national planning policy and relevant local policy seek to positively consider sustainable and deliverable proposals that would assist in meeting that need.

6.5 The application site is immediately adjacent to Kingfisher Farm, which already benefits from planning permission for 11 pitches. While the existing allocation does not formally extend to further pitches, the site has previously been assessed by the Council and found acceptable in principle in terms of:

- Location
- Access
- Proximity to services and amenities

The proposal for 5 new pitches at Kingfisher Farm would make a meaningful and proportionate contribution towards addressing the shortfall in provision. As such, the principle of providing additional pitches on this site is considered to be acceptable in principle.

6.6 Layout , Design and Appearance

8.1 Policies 32 and 33 of the HDPF require development to achieve a high standard of design and layout. Proposals must also be locally distinctive in character, respect the character of their surroundings, and relate sympathetically to built form, landscape, open spaces, skyline and important views. Development should integrate effectively with its context and avoid harm to landscape character.

8.2 The proposed layout has been developed around the existing spine road, which provides direct access from the public highway and serves as the primary route through the site to the five pitches. The development therefore follows the established access and circulation pattern already accepted under the wider Kingfisher Farm site. The siting of the 5 no. pitches has been informed by a landscape-led approach, ensuring that built form is positioned to minimise visual prominence and retain the intimate and enclosed character of the site. The layout avoids unnecessary subdivision of land and is designed to integrate with existing boundary treatments and vegetation, representing a modest extension to the established pitches rather than a sporadic form of development.

8.3 Each pitch will comprise a static caravan, touring caravan and a day room with integrated landscaping and 2 car parking spaces. The scale and massing of the development will be comparable to the 10-pitch scheme approved under planning reference DC/25/0934. The proposal is therefore consistent with a form of development that has already been accepted as appropriate in this location. The day rooms will be constructed using robust materials to match those approved on the adjacent site, ensuring visual continuity across the wider Kingfisher Farm development. Windows and doors will be double-glazed with slim profiles to maximise daylight and improve energy efficiency. Given the modest scale of the structures and caravans, and their relationship to the existing development, the proposal is considered to be sensitive to the surrounding landscape and will not appear visually intrusive.

8.4 Landscape Character

The site lies within the Central Low Weald landscape character area, which is defined by:

- Predominantly small to medium-sized pasture fields enclosed by woodland, shaws and hedgerows;
- Dense areas of ancient broadleaved woodland and conifer plantations;
- Local concentrations of horse-grazed paddocks and golf course development.

Key sensitivities include:

- Unsympathetic urban development and suburban features;
- Fragmentation or loss of hedgerows and pasture trees;
- Changes in land management leading to larger field sizes or erosion of tranquillity;
- Subdivision of fields and changes in boundary treatments.

In response to these sensitivities, the proposal incorporates a landscape strategy designed to soften the appearance of the development and enhance the sylvan character of the area. New planting and reinforcement of boundaries will help assimilate the pitches into the wider landscape framework and strengthen biodiversity. Furthermore, a Landscape and Visual Appraisal is not considered to be necessary due to the intimate and enclosed nature of the site, which ensures the visual impact of the development would be limited. This aligns with the Council's consultant Landscape Architect's acknowledgement that the enclosed characteristics of the site reduce wider visual effects.

While concerns have previously been raised regarding potential urbanising features and the impact on tranquillity, it is considered that the reduced scale of this 5 no. -pitch proposal (compared to the approved ten-pitch scheme) significantly limits any adverse impacts. Overall, the landscape-led design ensures that the development does not result in unacceptable harm to landscape character.

8.5 Impact on Neighbouring Amenity and Heritage

The development will not result in unacceptable impacts on the amenity of neighbouring properties. The modest scale of the pitches, separation distances, and existing vegetation ensure that there will be no significant loss of privacy, outlook, or tranquillity. In respect of heritage assets, the proposed five-pitch scheme is located further from the nearby listed building than the approved ten-pitch scheme. As such, the proposal would not adversely affect the setting of the listed building and would preserve its significance.

8.6 Landscaping Strategy

Policy 23(e) of the HDPF states that development for non-allocated gypsy / traveller sites must demonstrate that the development will not have an unacceptable impact on the character and appearance of the landscape and is sensitively designed to mitigate any impact on its surroundings. Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the district, including the landform and 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, while not amounting to a significant intensification of activity in the countryside.

8.7 The proposed development has been informed by a landscape-led design approach. The layout incorporates integrated structural planting to reinforce the existing sylvan character of the area and to ensure that built form is appropriately assimilated into its rural context.

The landscaping strategy includes:

- Reinforcement and enhancement of existing hedgerows;
- Planting of native trees and shrub species characteristic of the Central Low Weald;
- Grassland landscaping to maintain a rural appearance;
- Installation of bird boxes and ecological enhancements to support biodiversity.

The introduction of native hedgerows and trees will help soften views of the development, strengthen boundary definition, and integrate the pitches within the existing landscape framework. This approach responds directly to local landscape sensitivities, including the importance of enclosed pasture fields, woodland edges and hedgerow patterns.

8.8 Sustainability Features

The proposed development integrates a range of sustainability measures that support environmental performance, resource efficiency, and long-term resilience. These have been embedded into the design from the outset and reflect current best practice.

The scheme includes the following key sustainability measures:

- Permeable surfacing across driveways and shared surfaces to allow natural drainage, reduce surface runoff, and support water neutrality.
- Green roofs , contributing to enhanced rainwater attenuation
- High-performance building fabric, compliant with BS 3632 residential standards, providing excellent insulation, airtightness, and reduced heating demand

8.9 Drainage

All proposed foul drainage from the new residential units shall discharge into the existing on-site sewer network, with final connection made at the existing domestic sewer treatment plant. The proposed foul sewer comprise of uPVC pipes, laid at gradients sufficient to maintain self-cleansing flow. Indicative gradients will be compact, energy-efficient, and designed for the small-scale development providing a full biological treatment in accordance with environmental standards and will be installed with safe access for periodic maintenance and desludging. The system will operate under a long-term management agreement to ensure continued performance and compliance. A dedicated management plan will be implemented to ensure the ongoing upkeep of infrastructure. This will include maintenance of internal roads, footpaths, soft landscaping, lighting, and sustainable features. (Please refer to drawing A20)

8.10 Parking and Turning

HDPF Policy 41 seeks to ensure adequate parking facilities within development. HDPF Policy 23 also states that development for non-allocated gypsy / traveller sites states the site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas. Policy 15 of the BGINP (2025) is similarly aligned. 2 car parking spaces are proposed for each pitch as recommended by , the Good Practice Guide on Designing Gypsy and Traveller Sites (2008) Therefore, the proposed parking provision is considered acceptable and is anticipated to meet the needs of the site. A turning area is also created to provide an adequate turning area and access for users of the site.

7 Conclusion

- 7.1 This proposal represents a well-considered and sustainable small-scale development that responds directly to the identified unmet need for Gypsy and Traveller accommodation within Horsham District. The modest scale structures on 5 no. pitches reflects a landscape-led approach, that would preserve and enhance the natural and historic environment. The development accords with the relevant national policies and HDPF policies and should therefore be supported.