Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1121
Wood End Farm, Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:
Construction of an agricultural cattle housing shed.

RELEVANT PLANNING HISTORY:

DC/23/2326	Erection of 1no. cattle barn and cattle handling system with concrete base	Application Permitted on 15.03.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable 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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Rusper Neighbourhood Plan 2018 – 2031
Policy RUS1: Spatial Plan
Policy RUS3: Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
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
Strategic Policy 27: Inclusive Communities, Health and Wellbeing

Supplementary Planning Guidance:

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

Parish Design Statement:

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:

HDC Environmental Health:
No comment

PUBLIC CONSULTATIONS:
Representations:
None received

Parish Comments:
No Objection

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

This application is for the construction of an agricultural cattle housing shed at Wood End Farm, Ifield Wood, Ifield. The application site is located on the southern side of Ifield Way. The parcel of land in question is situated beyond Woodend Cottage, a detached bungalow. The proposed development is located to the east of the development site for DC/23/2326 (Erection of 1no. cattle barn and cattle handling system with concrete base). The site is located outside of the defined built-up area boundary and is therefore considered to be within a countryside location.

Principle of Development:

Section 6, paragraph 88 of the NPPF (2024) states planning policies should support sustainable rural development by encouraging business growth through building conversions and new constructions, promoting diversification of agricultural and land-based enterprises, enabling tourism and leisure

projects that preserve countryside character, and maintaining accessible local services and community facilities such as shops, meeting places, and cultural venues.

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to 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.

Included within the submission of the application is a Design and Access Statement (Agrovista Rural Consultancy) which situates the development and its objectives. The cattle housing shed is required due to a loss of overwinter accommodation at the farm due to redevelopment purposes where the cattle would usually be homed. This has led to the need to create an additional cattle housing shed to the immediately east of the straw barn.

The provision of an additional cattle building, in close proximity to built form of Wood End Farm's agricultural developments, would ensure adequate provision for the herd to remain overwintered onsite where provision has now been removed.

In conclusion, it is considered that the proposal would meet the needs of the operation and the building would also be clearly designed for its intended purpose as an agricultural building. The principle of the proposal is therefore considered to be acceptable.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks 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.

Policy RUS3 advocates for developments be designed and constructed to the highest specification and reflective of the local character of the area. It should sustain the rural character of Rusper and be of appropriate form and scale.

The proposal would see the introduction of a large agricultural unit to the east of an existing straw barn, on land currently used as a muck pile. The shed would be approximately 46m width, 15.4m in depth (including roof overhang) and 6.5m in height. This would make it slightly shorter than the adjacent straw barn though it would be wider than this. The barn would assimilate into the existing agricultural holding though would increase the proliferation of barns concentrated in this space. However, the barn would be considered quite usual in this context and would be a typical design expected within the countryside.

It is considered that the proposed agricultural building would be constructed of materials which would be typical for such a building. The proposal would sit within the context and grouped with the existing livestock building and the multi-purpose storage barn therefore it is considered that the proposal would not have any adverse impact on the character or appearance of the wider surrounding area. Supplementary information has been provided to justify the proposed building in respect to the agricultural activities at Wood End and would be constructed of appropriate materials. As such, the design of the proposal would accord with the above policies and relevant sections of the NPPF.

Residential 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.

Given the location of the proposal, it is not considered there would be any amenity harm associated with the introduction of the barn. It is considered that an additional structure is to be sited but would appear in context to its agricultural surrounds and would not be resisted.

Ecological Impact:

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC.

The barn is to be sited on an unsealed surface which was used historically as a muck heap. It was judged that this would make the development liable for Biodiversity Net Gain. A report was commissioned by the applicant which outlines the steps taken to ensure there is no adverse impact regarding ecology of the environment including the planting of 2 trees and a hedgerow

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.

It is noted that within the design and access statement, the applicants wish to install ‘a further rainwater capture system will be installed on the new building providing a further 5,000l of water storage capacity which will help with the current demands of the livestock and also reduce the amount of dirty-water created from the yard areas. There are no plans to increase livestock numbers on the holding and therefore no increase in demand is expected’. As such, it is not considered that the proposal has a direct water usage and therefore can be screened out of requiring a water neutrality strategy.

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 submitted a Biodiversity Metric which meets the minimum net gain requirement and achievable by way of onsite biodiversity gains

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 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).

4 **Regulatory Condition**: The building hereby permitted shall be used solely for agricultural purposes 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

5 **Regulatory Condition**: No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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/25/1121

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Roof	P127	13.08.2025
Location plan		NONE	11.08.2025
Elevation plan		P127	07.07.2025
Block plan		NONE	07.07.2025
Supporting Docs		Sentry BNG Baseline Report WoodEnd Farm Individual Trees	07.11.2025
Supporting Docs		The Statutory Metric WoodEnd Farm Development Oct25	07.11.2025

DELEGATED

Case Officer sign/initial	Jacques Burrowes	Date:	09.12.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	09.12.2025