



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0715

Chewton , The Street, Slinfold, West Sussex, RH13 0RR

DESCRIPTION:

Erection of a replacement cleft and rail fence and gate.

RELEVANT PLANNING HISTORY:

DC/22/1413	Construction of new driveway and associated landscaping and alterations (Householder Application).	Application 06.10.2022	Refused	on
DC/22/1414	Construction of new driveway and associated landscaping and alterations (Listed Building Consent).	Application 07.10.2022	Refused	on
DC/22/1461	Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (Householder Application).	Application 27.09.2022	Refused	on
DC/22/1462	Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (Listed Building Consent).	Application 27.09.2022	Refused	on
DC/23/1697	Demolition of single storey rear extension and erection of a single and two storey rear extension (Householder)	Application 07.11.2023	Permitted	on
DC/23/1698	Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)	Application 07.11.2023	Permitted	on
DISC/24/0038	Application for Approval of Details Reserved by Condition 2 to approved application DC/23/1698 (Listed Building Consent)	Application 10.05.2024	Permitted	on
DISC/24/0042	Application for Approval of Details Reserved by Condition 3 on previously approved application DC/23/1697 (Householder)	Application 15.05.2024	Permitted	on
DC/24/1977	Non Material Amendment to previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension) for internal alterations to approved layout and changes to windows.	Application 28.01.2025	Permitted	on
DC/25/0012	Demolition of existing single storey rear extension and erection of a single and two storey rear extension with internal alterations (Listed Building Consent).	Application 16.05.2025	Permitted	on
DC/25/0955	Removal of Condition 3 of previously approved application DC/23/1698 (Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)) Relating to the rooflights.	Application 04.08.2025	Permitted	on
DC/25/1897	Variation of Condition 1 of previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension (Householder)) relating to changes to windows.	Application 23.01.2026	Permitted	on

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 41 - Parking

Slinfold Neighbourhood Plan 2014 - 2031

Policy 1 Conservation Area

Policy 5 Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 25: Parking

Parish Design Statement:

Slinfold Parish Design Statement July 2006

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:

Conservation Officer: No objection

Parish Comments:

No Objection

Representations:

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework 2015 (HDPF) seek 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 34 of the HDPF aim to maintain that development make a positive contribution to the character and distinctiveness of the area and ensuring that development in conservation areas is consistent with the special character of those areas. Furthermore, development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

Policy 1 of the Slinfold Neighbourhood Plan seeks to ensure that development proposals within or affecting the setting of the Slinfold Conservation Area must pay special regard to preserving and/or enhancing its character or appearance. Special regard must also be paid to the setting of the Conservation Area.

Additionally, policy 5 of the Slinfold Neighbourhood Plan states that development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.

The proposal seeks planning permission for the erection of a replacement cleft and rail fence and gate. It is acknowledged that cleft and rail fence is a traditional form of boundary treatment which is more in keeping with the rural landscapes. The proposal is considered to be of an acceptable height and design which would integrate well with the existing properties on this part of The Street, where frontages typically comprise of similar height boundary walls, fences or hedgerows. Following consultation with the Council's Conservation Officer, it is considered that the proposed replacement fence would not harm the setting of the listed building or the character of the Slinfold Conservation Area.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development would not harm the character or appearance of the Slinfold Conservation Area nor the setting of the Listed Building. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring 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.

It is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an ad-verse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habi-tats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their pro-gramme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water

abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Matters

It is noted that the proposed plans illustrate alterations to the dwelling not included in the application description (such as the alteration to the front fenestration on the elevation, and rear extension on the floor / block plans). This application does not seek permission for these alterations- rather, these have been illustrated on the plans to demonstrate the appearance of the dwelling following the approval of DC/23/1697+8.

Conclusion

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 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).

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/26/0715

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Landscaping Plan	DE 1045 / D / 02 REV P4	01.05.2026
Elevation plan	Existing and Proposed Elevations	DE 1045 / D / 04 REV P4	01.05.2026
Location plan	Proposed Landscaping Plan	DE 1045 / D / 03 REV P4	01.05.2026
Site plan	Site and Block Plan	DE 1045 / D / 01 REV P4	01.05.2026
Supporting Docs	Application Form.	NONE	01.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 24.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.07.2026