Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0203
Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:

Relocation of existing Wardens Accommodation to an alternative location on the site

RELEVANT PLANNING HISTORY:

DC/06/0177	Continued use of as camping and caravaning site (Certificate of Lawful Development - Existing)	Application Permitted on 14.03.2006
DC/08/1834	Change of use of camping field to touring caravan site for 25 pitches and warden accommodation (and proposed re-routing of public bridleway)	Application Refused on 26.09.2008
DC/08/1835	Installation of 3 holiday lodge cabins	Application Refused on 26.09.2008
DC/09/0579	Change of use of camping field to touring site for 25 pitches and warden accommodation, re-routing of public bridleways, erection of 2 log cabins for holiday use and 1 log cabin as wardens accommodation	Application Permitted on 15.06.2009
DC/10/1763	Replacement shower/toilet block with associated facilities and stand-alone shower pod	Application Permitted on 09.11.2010
DC/11/0864	Temporary building to be used as kitchen	Application Permitted on 29.06.2011
DC/12/0187	Non material amendment to previously approved DC/10/1763 (Replacement shower/toilet block with associated facilities and stand-alone shower pod) comprising addition of external stairs to give access to first floor storage area	Application Permitted on 21.02.2012
DC/13/1696	Change of use of agricultural land, creation of a lake for recreational fishing, access and additional car parking	Application Permitted on 16.01.2014
DC/13/1780	Change of use of first floor storage room into employee accommodation within existing shower block building	Application Permitted on 12.11.2013
DC/14/2566	Extension of kitchen cabin to provide additional storage	Application Permitted on 10.03.2015
DC/20/0281	Erection of 2 holiday lodge cabins	Application Permitted on 08.04.2020
DC/21/0357	Siting of a mobile home for occupation by a warden in connection with Sumners Pond Fishery and Campsite	Withdrawn Application on 10.05.2021
DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023
DC/22/1977	Erection of an agricultural workers log cabin.	Application Permitted on 21.07.2023

SITE AND SURROUNDS

The application site is located to the northern-most extent of the land comprising Sumners Pond Fishery and Campsite, and is located to the west of the built-up area boundary of Barns Green. The site is therefore within a countryside location in policy terms.

The wider site comprises a number of lakes used for fishing purposes, along land used for touring caravans and holiday cabins, both used for tourist accommodation purposes. Agricultural fields surround the site, with the built-up area of Barns Green located approximately 510m to the east.

DETAILED DESCRIPTION

The application seeks full planning permission to relocate the existing warden accommodation approved under planning permission reference DC/09/0579 to an area of land located to the north-west.

No external alterations or additions to the existing residential unit are proposed, with the development seeking to relocate the existing unit further to the north-west. The proposed location would be sited immediately to the west of the approved residential development granted under planning permission reference DC/21/2597 and would sit within the established caravan site.

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 20 - Rural Workers Accommodation
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

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.

Neighbourhood Plan:
Itchingfield Neighbourhood Plan – Regulation 18
Policy 1: Green Infrastructure Conservation
Policy 5: Protection of Green Infrastructure
Policy 9 and 9a: Sumners Ponds Development Site
Policy 11: Windfall Development
Policy 12: Design of Housing
Policy 14: Housing Mix
Policy 15: Off Street Parking
Policy 16: Small-Scale Businesses

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 Environmental Health: No comment

OUTSIDE AGENCIES

WSCC Highways: Comment

The site is located off Chapel Road, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access to the maintained highway network is at the access point on Chapel Road. The use of this access was considered acceptable by the LHA for application DC/21/2697, and the proposed use is not anticipated to give rise to a material intensification of use of this access, over what has been permitted previously.

One car parking space is proposed to serve the site. Under WSCC Parking Standards, a dwelling of this size and location would be expected to be served by two parking spaces. The LHA would not anticipate that the shortfall of one parking space would give rise to a highway safety concern or parking capacity impact in this location, but the Local Planning Authority may wish to consider the potential amenity impact on on-street parking.

From inspection of the plans, the proposed parking bay appears suitably sized, and a car can utilise the wider site's internal access road to turn and exit onto the maintained highway in a forward gear.

No details of cycle parking provision have been provided. The LHA would request that secure cycle parking provision for at least one bicycle be provided, to promote the use of sustainable transport methods.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Southern Water: Comment

There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal.

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.

Parish Comments:

Recommend approval

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application seeks full planning permission to relocate the existing warden accommodation approved under planning permission reference DC/09/0579 to an area of land located to the north-west.

The submitted Planning Statement outlines that the existing warden accommodation is required to be relocated due to the recently approved development for 32no. dwellings, 6no. commercial buildings, and 1no reception building under planning permission reference DC/21/2697. The existing warden accommodation is located in the area allocated for parking. The Planning Statement outlines that the warden accommodation is still required to support the needs of the wider site, which comprises camping, caravanning, and fishery. The wardens accommodation offers site supervision should there be an accident, fire or medical problem, along with general supervision and day-to-day running of Sumners Ponds.

The principle of the warden accommodation has been established by the previous planning permission under reference DC/09/0579. There continues to be a need for the accommodation to support the established enterprise, with the relocation of the unit required to facilitate an extant planning permission for development at the site. The principle of the development is therefore considered acceptable, subject to all other material considerations.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 12 of the Barns Green and Itchingfield Neighbourhood Plan states that development proposals shall, where possible and consistent with other policies in this Plan, be of a high-quality design and layout; respect the character and scale of the surrounding buildings and landscape; and protect open spaces and gardens that contribute to the character of the area. The Planning Advice Note for the Neighbourhood Plan identifies that, subject to water neutrality, Policy 12 is consistent with the NPPF and carries significant weight.

No external alterations or additions to the existing residential unit are proposed, with the development seeking to relocate the existing unit further to the north-west. The proposed location would be sited immediately to the west of the approved residential development granted under planning permission reference DC/21/2597 and would sit within the established caravan site. Given this context, it is not considered that the proposal would result in visual harm or have an adverse impact on the landscape character of the site and wider surroundings. For these reasons, the proposed development is considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts:

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 warden accommodation would be sited to the edge of the existing caravan site, in close proximity to several of the dedicated pads, and would be located immediately to the west of the residential development approved under planning permission reference DC/21/2597. Given the functional need for the warden accommodation, it is not considered that its siting in close proximity to the caravan site would result in adverse amenity harm, with the relationship to the approved residential development considered satisfactory.

For these reasons, it is not considered that the proposed development would result in adverse amenity harm through overlooking, loss of privacy, or loss of natural light, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

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

No alterations are proposed to the existing access arrangements, where the development would utilise the existing access to the east. Parking would be provided for 1no. vehicle, access from the existing track.

It is recognised that the proposed development would result in the shortfall of 1no. space when compared with anticipated needs. It is however recognised that the occupation of the accommodation would be tied to the operation of the wider site, where sufficient parking would be available elsewhere and within vicinity. It is not therefore considered that this would result in adverse harm to justify a reason for refusal.

The warden accommodation has been established on site for a period in excess of 10 years, where the relocation of the accommodation would result in no further intensification in vehicle movements beyond existing or anticipated levels.

For these reasons, it is considered that the proposed development would accord with Policies 40 and 41 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 warden accommodation was granted planning permission under reference DC/09/0579 and has been occupied since this time. The current proposal seeks to relocate the warden accommodation to another part of the site, with no alterations or additions proposed to the unit. As such, the occupation of the accommodation would remain as established.

For this reason, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact 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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The proposed development is considered to accord with all relevant local and national planning policy and is therefore recommended for approval subject to conditions.

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-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 PL-102 Rev A 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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until cycle parking facilities serving it have been provided within the site. 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).

NOTE TO APPLICANT
The Applicant is advised that if, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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/24/0203
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	PL-100 Rev A	20.03.2024
Block plan	Block Plan	PL-101	06.02.2024
Site plan	Proposed Site Plan	PL-102 Rev B	20.03.2024
Elevation & Floor plan	Existing Plans and Elevations	PL-103	06.02.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 03.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 07.05.2024