Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1083
Ashfold Grange, Horsham Road, Handcross, West Sussex, RH17 6DT

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/23/1575 (Construction of new secondary access to the highway for agricultural/maintenance requirements.) regarding width and length of access reduced.

RELEVANT PLANNING HISTORY:

DC/23/1575	Construction of new secondary access to the highway for agricultural/maintenance requirements.	Application Permitted on 07.03.2024

SITE AND SURROUNDS:

The application site is located to the south of Horsham Road, Handcross, outside of the defined built-up area. The site is therefore located within the countryside in policy terms. The site comprises an enclosed field located to the west. The wider locality is characterised by open countryside, with sporadic built form.

DETAILED DESCRIPTION

The application seeks to vary the plans condition of approved planning permission Ref: DC/23/1575 for the formation of a new access onto Horsham Road. The application sets out a new smaller 'secondary' access from that approved under the above-mentioned application.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport

Neighbourhood Plan:
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policy is considered to be of significant weight subject to water neutrality being demonstrated: -
Policy 12 – Design

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:

WSCC Highways: No Objection - A revised Proposed Access Part Site Plan Drawing 02 Rev B has been submitted showing the reduced access width. There is no highway safety concern associated with this change; hence, no highway objection is raised.

Mid Sussex District Council: Mid Sussex District Council Planning Department has no comments to make on this application.

Parish Comments:

None received

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

The application site is located to the south of Horsham Road, Handcross, outside of any defined built-up area and therefore within the countryside in policy terms. The site comprises an enclosed field (to the west of the main site) with the wider locality is characterised by open countryside, with sporadic built form.

The application seeks permission for to vary the plans condition of approved planning permission Ref: DC/23/1575 for the formation of a new access onto Horsham Road. The application sets out a new smaller ‘secondary’ access from that approved under the above-mentioned application. A proposed new secondary access will serve access requirements for land/farm management to the large area of grazing land to the rear of Ashfold Grange. The existing established woodland track serves the needs of the land via proposed gate.

Principle

The access would be set back from the highway with a width of approximately 4.83m. The proposal has been submitted on the basis of providing an agricultural access to support the existing use of the

wider site. This would be supported by Policy 26 of the HDPF, with the principle considered acceptable subject to detailed considerations.

Design and Appearance:

Policies 32 and 33 of the 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 12, Design, of the Lower Beeding Neighbourhood Plan (Submission Document) states that development proposals which are in keeping with the local vernacular will be supported.

The road is characterised by its verdant rural appearance, being bounded predominantly on either side by mature trees and field boundary hedges. Where domestic and commercial curtilages border the road, the majority are bounded by fencing set back from the road with hedging as a roadside screen, often consisting of indigenous species in keeping with that overriding landscape character.

The access would require the least removal of established vegetation. The presence of an access within this frontage would reflect other similar openings associated with sporadic development in the wider vicinity of the site. The proposal will involve removal of a section of the woodland and potentially give a further urbanising appearance to the streetscene. A condition is recommended to identify the exact landscape works required and this would help compensate for any loss of planting along the frontage. It is recognised that the vegetation and established either side of the access would be at a distance where significant root disruption would not be anticipated however further details of mitigation are required by condition.

Whilst it is recognised that the proposed development would be visible from the street scene, the reduced and set back from the highway would result in only glimpsing views, with the retention of the mature trees considered to maintain the rural character of the rural setting. It is recognised that the development would formalise the frontage of the field but would not be out of character to other recognised boundary treatments within the locality. It is however recognised that these would be set back from the highway. For these reasons, it is considered that the development would not result in harm to the prevailing character or visual amenity of the street and wider locality which would warrant refusal of this application.

Impact on Neighbouring Amenity

Policy 33 of the HDPF Framework 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 nature of the proposed works and the relationship with surrounding properties and land it is considered that there would not be any unacceptable harm to neighbouring amenity.

Highways Impact

Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users.

It is considered, following consultation with WSCC Highways, that the proposal would not raise any highway or access issues, and there would be sufficient space for a vehicle to turn off the road and wait in the entrance with appropriate visibility available over the highway. The application is therefore considered to be acceptable in this regard.

Water Neutrality

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.

Conclusion

The reduction in width of the proposed development would reduce the visual prominence of the boundary treatment. There are many examples of field gate access within the immediate area. The reduced and set back position of the access gate would not have a visual impact, with the proposal resulting in benefits for highway safety and amenity of occupiers. On the balance of these considerations, it is considered that the proposed development would be acceptable, in accordance 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 must be commenced by the 07.03.2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: No construction activities, including ground clearance or equipment mobilization, shall commence until a construction method plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall detail the engineering specification / processes for construction of the access and track and tree protection measures to be employed around all retained trees and hedgerows on and adjacent to the site. The development shall take place in strict accordance with the approved plan.

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).

4 **Pre-Use Condition**: The access hereby permitted shall not be first used until full details of soft landscaping have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting retained; and
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the above details. 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).

5 **Pre-Use Condition**: No use of the hereby permitted access shall take place until visibility splays have been provided. The visibility splays shall thereafter be maintained in accordance with the approved plans and shall be kept free of any obstructions above 0.6m, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **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/24/1083

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		none	16.07.2024
Supporting Statement	planning	none	17.07.2024
Site plan	Proposed	02 REV B	09.07.2024
Tree plan		03A REV C	09.07.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 05.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 09/09/2024