Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1199
Priory Fields, Monastery Lane, Storrington, West Sussex, RH20 4LN,

DESCRIPTION:

Demolition of existing timber shed and erection of replacement timber building.

RELEVANT PLANNING HISTORY:

DC/25/1329	Change of use of volunteers agricultural storage barn to 1 no. residential unit.	Application Permitted on 06.02.2026
DC/18/1695	Construction of storage barn and retention of access.	Application Permitted on 23.11.2018
DC/16/0915	Erect wooden shed for use of volunteers and storage of garden equipment (Ecological Field)	Decline to Determine on 05.07.2016. Appeal Allowed on 05.07.2016
DC/14/1245	Dig a drainage pond in agricultural field	Application Permitted on 02.09.2014

DESCRIPTION OF THE SITE

The application site is located outside the built-up area boundary of Storrington, to the south of Kithurst Lane. The site is accessed via two gated entrances from Kithurst Lane, one to the north and the other to the northeast, which serve the wider site. The existing building is accessed via the agricultural fields. A further agricultural barn, used by volunteers, is located to the northeast of the site and has recently been granted planning permission for conversion to a dwelling under reference DC/25/1329.

The site is located approximately 100 metres west of the Storrington Conservation Area, 30 metres north of the South Downs National Park, and within a Great Crested Newt Impact Risk Zone. The surrounding area is predominantly rural in character, with residential properties situated to the north and undulating fields and woodland to the south. The site itself lies within a natural dip in the landscape and is bounded by mature hedgerows and trees, while the wider site contains extensive areas of maturing woodland planting.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the demolition of an existing timber shed on the site and for the erection of replacement timber building. The existing building timber shed, granted planning permission under the reference DC/16/0915, measures approximately 5.7 metres in width, has a depth of 3.5 metres and an overall height of 2.8 metres. The applicant details within their Design and Access Statement, that the existing shed has been badly damaged by storms over recent years and despite repairs, the condition of the building has worsened. Owing to the exposed location of the site, the application seeks full planning permission to replace this building, with a more substantially built building. The applicant also details that owing to the loss of their storage and volunteers barn, granted

change of use to a residential dwelling under DC/25/1329, the building is required for the storage of machinery in relation to the upkeep of the land.

The proposed building will measure 6metres in width, have a depth of 3 metres, an eaves height of 2m and an overall height to the ridgeline of 3.5metres. The proposed building will be fully enclosed, with two large doors on the southern elevation, in which materials will consist of brick plinths, oak timber cladding boards to the walls, oak coloured metal security doors, roofing felt to the dual pitched roof, with solar panels on the southern facing roof slope. Internally, the building will be open planned, with no internal walls.

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
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
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 1: A Spatial Plan for the Parishes
Policy 14: Design
Policy 15: Green Infrastructure & Biodiversity
Policy 17: Traffic & Transport

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 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking

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

Storrington & Sullington Parish Design Statement

Planning Advice Notes:
Shaping Development in Horsham District
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 Arboricultural Team: No Objection

Confirm that there are no concerns in respect of foreseeable impacts on nearby trees and hedges from the build or scale of development process associated with it.

HDC Conservation: No Objection

The site would be outside of but within the rural setting of the Storrington Conservation Area. Due to the nature of the building, and its siting, the proposal would not result in harm to an appreciation of the conservation area. It would be suggested that a shingle roof may be more appropriate to the building's location, and domestication through any hardstanding etc should be carefully considered. The provision of any solar panels should not result in glint and glare from reflected sunlight.

OUTSIDE AGENCIES

South Downs National Park: No Comments

PUBLIC CONSULTATIONS:

Representations:

3 letters of Objection have been received from 3 addresses, objecting to the application on the following grounds:

- The proposed building is not like for like, no justification for a large structure
- Permitting the application will lead to further redevelopment of this small building
- Proposed development will give rise to noise and lighting pollution
- Plans are incorrect and misrepresented
- Objection to the scale and impact of the small building
- The building would continue to be used for gatherings/parties
- Allowing the application will inevitability lead to an application for residential development
- The use of the western access will give rise to highway safety concerns for users of the footpath
- No justification for the building, incremental urbanisation of the site
- Increase in height, changed orientation and more substantial construction could result in materially greater visual presence than the existing
- Impact on the wider landscape and setting of the SDNPA
- Increase in water neutrality

Parish Comments:

Storrington and Sullington Parish Council: 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

Principle of Development:

Policy 26 of the HDPF, Countryside Protection, states outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. The landform of the area.

This application seeks full planning consent for the demolition of an existing timber shed on the site, and for the erection of a replacement building. Consent for this original building was granted at appeal, under the reference DC/16/0915. As part of this appeal, the Inspector concluded that the proposal supports a local strategy to improve health, social and cultural well-being for all and would assist in delivering a community and cultural facility to meet local needs. As such, it was stated that the proposal would not result in material harm to the character of the area and it would positively contribute to the core planning principles.

The applicant details within their Design and Access Statement, that the existing shed has been badly damaged by storms over recent years and despite repairs, the condition of the building has worsened. Owing to the exposed location of the site, the application seeks full planning permission to replace this building, with a more substantially built building. The applicant also details that owing to the loss of their storage and volunteers barn, granted change of use to a residential dwelling under DC/25/1329, the building is also required for the storage of machinery in relation to the continued upkeep of the land.

It is not considered that the proposal results in a significant increase in the overall level of activity in the countryside and that there would be no adverse impact in terms of character and appearance of the countryside or the immediate setting. It is not anticipated that the replacement building would result in

harm given this context. The proposal is therefore considered acceptable in principle, 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 townscape character from inappropriate development. Proposals 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 14 of the SSWNP, Design, states the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The existing building timber shed measures approximately 5 metres in width, has a depth of 3 metres and an overall height of 2.8 metres. The proposed building will measure 6metres in width, have a depth of 3 metres, an eaves height of 2m and an overall height to the ridgeline of 3.5metres. Therefore, the proposal will see an increase of 3sqm, from 15sqm to 18sqm. The proposed building will be fully enclosed, with two large doors on the southern elevation, in which materials will consist of brick plinths, oak timber cladding boards to the walls, oak coloured metal security doors, roofing felt to the dual pitched roof, with solar panels on the southern facing roof slope.

The site is within a countryside location, with residential properties to the north and undulating fields and woodland to the south, lying within a dip in the landscape. The application site is bounded my mature hedgerows and trees, with the wider site made up of heavily planted maturing trees, ensuring the building will not be readily viewable from public vantage points. Whilst the site is located close to the boundary of the South Downs National Park, the SDNPA have confirmed they have no comments in relation to the proposal. While the replacement building will be an increase in all dimensions from the existing, the building is of an appropriate scale, will be viewed alongside the built environment to the west and is of a design that will not have a harmful nor discernible impact on the character or appearance of the wider area or countryside.

Overall, the proposed development is considered to be of a scale, proportion, and finish that would sit comfortably within the context of the site. It is therefore considered that the proposal accords with Policies 26, 26, 32 and 33 of the HDPF and 14 of the SSWNP.

Residential Amenity:

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 closest residential property, Hillview, is located 38metres to the northwest, separated by a mature hedgerow. It is noted that this property has raised a number of concerns relating to the proposed development. Whilst these concerns are noted, these concerns predominantly relate to future potential residential use of the building, given the extensive planning history of the wider site. It is an important distinction that the Council must determine the application on the basis of the development proposed and its planning merits, which in this case is for a replacement agricultural building. It is not appropriate for the Council to refuse the application based on speculative development or a potential future change of use, which in itself would require planning permission. A suitably imposed condition ensures an appropriate mechanism to control its future use.

The building's proposed scale, with an overall height of 3.5 metres, is not considered to give rise to any loss of light, outlooking or privacy concerns for neighbouring residential amenities. The land would continue to be used in the current manner, with no intensification of the activity taking place on the site.

It is not therefore considered that the proposal would result in harm to the amenities of neighbouring properties through noise and disturbance, according with policies 32 and 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

Policy 17 of the SSWNP, Traffic and Transport, states development proposals will be supported provided they can demonstrate that their residual traffic impacts on the local road network are not severe.

The proposed development does not seek any alterations to the existing accesses serving the site. With no intensification of the use of the site foreseen or anticipated, the proposal would not 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 (NPPF), paragraphs TR1 – TR8, as revised August 2026. It is therefore considered that the proposal would not result in any adverse impacts on highway safety or the operation of the local highway network, in accordance with Policy 40 of the HDPF.

Other Matters:

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Installation of solar panels

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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed replacement building will continue to support and allow good land management, directly associated with the agricultural land use. The development is acceptable in principle, of an appropriate design and scale for its countryside setting and would not result in harm to the rural landscape, residential amenity, highway safety or ecology.

The application is therefore considered to comply with the relevant policies of the Horsham District Planning Framework and Storrington, Sullington & Washington Neighbourhood Plan 2018-2031. Subject to the recommended conditions, the proposal is acceptable.

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 approved plans and application form.

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:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) (or any order amending or revoking and/or re-enacting these Orders), the building hereby permitted shall be used for agricultural purposes and for no other purposes whatsoever, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case as the site lies in an area where, in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted and/or lead to an unsatisfactory relationship with neighbouring properties.

5 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
   impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1199
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Plans	Existing Elevations, Existing and Proposed Roof	NONE	28.07.2026
Elevation & Floor plan	Proposed Elevations and Floor Plan	NONE	11.10.2026
Block plan	Existing and Proposed Block Plan	NONE	08.07.2026
Location plan	Location Plan	NONE	28.07.2026
Supporting Docs	Application Form	NONE	08.07.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 02/11/2026

Authorising Officer sign/initial Tamara Dale Date: 02/11/2026