Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0193
Springvale Fields, Woodland Lane, Colgate, West Sussex, RH13 6HU

DESCRIPTION:
Replacement of the temporary dwelling with a permanent two storey rural workers dwelling and construction of an all-weather equestrian sand school

RELEVANT PLANNING HISTORY:

DC/06/1056	Erection of a stable block comprising 4 stables and haybarn	Application Refused on 03.08.2006
DC/17/1713	Proposed erection of three stables with feed/tack store and associated hardstanding	Application Permitted on 04.10.2017
DC/18/2474	Retrospective application for the creation of a new access track and hard standing area for stables.	Application Permitted on 31.01.2019
DC/19/1305	Change of use of land and existing stables to provide commercial use for equine rehabilitation and breeding with stationing temporary agricultural workers accommodation, provision of a temporary sewage treatment facility and the erection of a storage facility.	Application Permitted on 19.09.2019
DISC/19/0242	Approval of details reserved by conditions 6 and 7 to approved application DC/17/1713	Application Permitted on 03.12.2019
DC/23/0661	Permanent retention of rural workers dwelling granted under DC/19/1305	Permitted on 10.08.2023

SITE AND SURROUNDS
The application site is located to the north of Woodland Lane, outside of any defined built-up area boundary. The site is therefore located within the countryside in policy terms.

The site is set back from the highway, within an area of open fields to the south of woodland. The site comprises an existing mobile home (subject of permanent retention under DC/23/0661) and a stable block approved under planning permission reference DC/19/1305.

The site is within the High Weald Area of Outstanding Natural Beauty.

DETAILED DESCRIPTION
The application seeks the replacement of the temporary dwelling (permitted to be permanently retained under DC/23/0661) with a permanent two storey rural workers dwelling and construction of an all-weather equestrian sand school.

The new dwelling would have three bedrooms and a home office and be situated in the same location as the existing smaller dwelling, but with a larger footprint. It would be timber clad with waney edged oak boards in keeping with the existing dwelling and stable block. Roof tiles would be reclaimed natural grey slate, oak facias, oak framed porch and reclaimed red brisk. The western gable end would be glass clad at first floor with a dormer to the north elevation and solar panels on the roof to the southern elevation. The property would be set on a slight gradient with the southern elevation being up the hill and measuring

a maximum of 7.1 metres from ground level to ridge and the northern elevation being down hill measuring a maximum of 8 metres from ground level to ridge.

The proposed sandschool would be situated to the south of the rural workers dwelling and stables. It will be accessed via new 'all-weather track' from the existing driveway along the existing fenceline within the field. The sandschool will be used in conjunction with the existing equine use of the site and would measure 40mx25m and fenced by post and rail fencing. It would be a wax and fibre mix sandschool with no requirement for irrigation/ watering.

The access track will be constructed of crushed hardcore and natural coloured gravel

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 19 - Park Homes and Residential Caravan Sites
Policy 20 - Rural Workers Accommodation
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 29 - Equestrian Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

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 4.3 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:
Colgate has not been designated as a Neighbourhood Plan Area

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 Landscape Architect: No Objection, conditions recommended

In summary, from a landscape perspective, whilst we have no landscape objections to the proposals, further information is required in regard to possible views of the Site from the adjacent Public Right of Way.

Context: The Site is located within the parish of Colgate and is approximately 3.2km east of Horsham. The Site sits outside of the settlement boundary and is located within the High Weald National Landscape (formally AONB). The Site is accessed from Woodlands Lane to the south and is surrounded by mature trees to all boundaries.

Public Right of Way Footpath 2814 is located along the eastern site boundary.
St Leonard's Forest/Pyefall Gill Ancient Woodland is located approximately 150m north of the Site boundary at its closest point.

The proposal follows the granting of permission DC/23/0661 for the permanent retention of the rural workers dwelling at Springvale Fields and its replacement with a larger dwelling in the same location. The proposal also seeks to erect an all-weather equestrian sand school and access track from the private driveway.

Planning Context:
Horsham District Planning Framework
The Horsham District Planning Framework (2015) (HDPF) Proposals Maps identifies the site as being located outside the defined built-up area boundary and therefore designated as countryside. Policy 26: Countryside Protection sets out a presumption against development unless for agriculture, forestry minerals, quiet informal recreation or ensures the sustainable development of rural areas. The Policy also states that development permitted must be of a scale appropriate to its countryside character location and must not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside and/or conserves, and / or enhances, the key features and characteristics of the landscape character area in which it is located.

Policy 25: 'The Natural Environment and Landscape Character' sets out that development proposals will be required to protect, conserve, and enhance the landscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

Policy 29: 'Equestrian Development' states that development for equestrian related use will be supported provided that:
1. It can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate; before new or replacement buildings are considered.

2. The proposal would be appropriate in scale and level of activity, and being keeping with it's location and surroundings, and where possible is well related to existing buildings

3. The proposal should where possible be well related to a bridleway network.

Policy 31: Green Infrastructure and Biodiversity requires development to contribute to the enhancement of existing biodiversity and should also be compliant with Policy 33: Development Principles which states that proposals should be distinctive in character, respect the character of the surrounding area (including

its overall setting, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments.

The High Weald National Landscape
The site falls within the designated National Landscape and so objectives of the High Weald AONB Management Plan are relevant to the application particularly;
G3: to secure climatic conditions and rates of change which support continued conservation and enhancement of the High Weald's valued landscape and habitat.
S3: to enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design.
FH2: to maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands.
FH3: to enhance the ecological function of field and heath as part of the complex mosaic of High Weald Habitats.

The planting of new hedges is a common element of these objectives and should be encouraged to enhance local landscape character and biodiversity. The use of traditional materials in the proposals is also important to reflect local character of the National Landscape.

Landscape Character
The 'National Character Area' (NCA) as defined by Natural England which identifies the site as lying within LCA 120: Wealden Greensand. At county level, the Site is defined as lying within the HW2: High Weald Forests of the Landscape Character Assessment of West Sussex.
Locally, the Site lies within L1: St Leonard's Forest of the Horsham District Landscape Character Assessment (2003). The key relevant characteristics of this LCA include [inter alia]; narrow flat topped ridges and step sided ghylls, large commercial conifer plantations interspersed with oak and birch woodland, heathland concentrated along woodland ridges, regular pasture and arable fields, confined views, steep wooded ghylls, with occasional waterfalls and sandstone outcrops, a few isolated farmsteads.

One of the planning and land management guidelines for this LCA is to plant new native tall hedgerows around paddock boundaries.

Review of submitted information
The application has not been supported by a Landscape and Visual Assessment other than a small paragraph within the submitted statements document. Visual impact is minimised by the surrounding mature trees to all boundaries. However, we do have some concerns regarding the public footpath that runs along the eastern and northern boundaries of the Site as it is unclear if views of the Site (notably the proposed sand school) would be enclosed by existing vegetation. We would suggest that this is made clear prior to the application moving forward. Furthermore, if views of the sand school are prominent from the public footpath, as per the LCA guidance above we would suggest that the proposed fencing is screened with native hedgerow planting.

The proposed dwelling replacement is a substantially larger construction but will be viewed in context of the existing stable building and largely occupies the same footprint of the existing house. No additional hardstanding is proposed for vehicle parking. It is assumed the existing hardstanding is sufficient. We therefore judge that there is capacity for the submitted proposals to be accommodated within the landscape without significant adverse landscape or visual impacts.

Recommendations:
While we accept the site is enclosed in nature with limited intervisibility, we recommend the following elements should be addressed to reduce the impact on the character of the landscape:
• Any hard landscaping or soft landscaping associated with the new dwelling will need to be submitted for review.
• As per LCA and AONB guidance new native hedgerows should be planted around paddock boundaries, therefore we would recommend that a native hedgerow is proposed around the sand school and also along the new access track.

This should be planted in double staggered rows, preferably 5 plants per linear metre. And recommend this is accompanied by the proposed post and rail fence to protect the hedge from livestock browsing to ensure the hedges are able to fully establish. We would also advise that the following mix is used:
o 45% Hawthorn Crataegus monogyna;
o 20% Field maple Acer campestre;
o 15% Hazel Corylus avellana;
o 10% Wild Privet Ligustrum vulgare;
o 5% Trees (Oak, Wild Cherry, Silver Birch or Hornbeam); and
o 5% made up of Dogwood, Elder, Holly, Common Plum, Blackthorn, Guelder Rose and Buckthorn (only a few % of each if they are present in the locality).
If minded for approval, the following design recommendations and conditions are provided.

HDC Environmental Health: More Information is required.

Further details required on the proposed rainwater harvesting system to ensure safe and sufficient water supply.

Rainwater harvesting is proposed to enable total self-sufficiency within the building to provide water to all fittings including drinking water to the proposed development.

Rainwater and greywater supplies can be highly contaminated, therefore robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application. These details should include, but not necessarily be limited to, the following:

i. Detail on the likely contaminants associated with the rainwater harvesting system,
ii. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
iii. Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
iv. Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
v. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
vi. Detail on the continuity of supply during dry periods extending beyond 35 days.
vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

Recommended Conditions:

- *No externally located fixed plant, machinery or equipment shall be installed or operated without the prior written approval of the local planning authority.*
- *No exterior lighting is to be installed or operated without the prior written approval of the local planning authority.*

OUTSIDE AGENCIES

Natural England: 29.05.2024 No Objection

We concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such: We have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

WSCC Highways: Advice

This application seeks replacement of a temporary dwelling with a permanent two-storey rural workers dwelling and construction of an all-weather equestrian sand school. The site is located on Woodland Lane, a privately maintained road – as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/23/0661, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current application, the LHA does not anticipate that the proposals would give rise to a significant material intensification of movements to or from the site. With applications such as this, the provision of workers' accommodation can be seen as a benefit in highways terms, as it limits the number of vehicular movements associated with commuting to the site.
From inspection of the plans, there appears to be suitable space within the site to accommodate an appropriate amount of vehicular parking to serve the dwelling, as well as turning space for equestrian vehicles.

Regarding cycle parking for the proposed dwelling, no details have been submitted, although the LHA recognise the rural site location whereby cycling may not be a viable option. If the LPA believes cycle parking is justifiable for this application, the applicant can demonstrate secure and covered cycle parking provision in accordance with WSCC Parking Standards.

In summary, 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.

WSCC Fire and Rescue: Comments

The nearest fire hydrant for the supply of water for firefighting is 210 metres away, 35 metres further than the 175 metre distance required for a domestic premises and 120m further than the 90m distance required for commercial. Evidence required to show there is suitable access for a fire appliance to attend the site including turning facility.

Ecology Consultant:

20.08.2024: No Objection

We have reviewed the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., May 2024) and the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July 2024), relating to the likely impacts of development on protected & Priority species and habitats, and identification of proportionate mitigation.

We are satisfied that there is sufficient ecological information available for determination, as the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July 2024) confirmed that B1 had no presence of roosting bats.

This provides certainty for the LPA of the likely impacts on protected and Priority species and, with mitigation measures secured, the development can be made acceptable.
The mitigation measures identified in the the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., May 2024) and the Potential Roost Assessment and Bat Survey Report (Verdant Ecology Ltd, July 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species. On further consideration, we do not consider that a precautionary method statement should be secured as of any condition of any consent for reptiles and hedgehog, as the mitigation has already been included within the Preliminary Ecological Appraisal.

It is also highlighted that we have been instructed to leave comments on Great crested newt to the NatureSpace Partnership. We also do not provide comments on mandatory biodiversity net gain as these will be provided by Horsham District Council in-house.

We also support the proposed reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180d and 186d of the National Planning Policy Framework (December 2023). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain.
Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Southern Water: Comment

Foul and Surface Water Drainage
The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.
The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/
ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Parish Comments:
Colgate Parish Council Objects to this application for the following reasons:

- There are inconsistent plans, 3 bedrooms but application form says 4 plus.
- Concerns that there is insufficient information on the construction method of the property, seem to be trying to use all types of 'eco' construction.

- Concerns over water and where it comes from - further information required.

Colgate Parish Council would like to see further detailed information regarding this application and would like to have the opportunity to consider it again.

Representations:
Two representations have been received in support of the application from adjacent neighbours- house design is sympathetic, as is the position of the sand school. Won't impact boundary trees.

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 10 of the HDPF affords support to sustainable rural economic development and enterprise in order to provide economic, social and environmental benefits for local communities.

Policy 20 of the HDPF provides that, outside defined built-up areas, new housing for rural workers will be supported provided that there is a functional need for the dwelling and the occupation of the dwelling is in support of an established business use and evidence is provided to demonstrate the viability of the rural business.

Policy 26 of the HDPF seeks to protect the countryside against inappropriate development. This provides that, outside of a defined built-up area, any proposal must be essential to its countryside location, and in addition 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.

Policy 29 of the HDPF affords support to equine related development, provided that the re-use of appropriate existing buildings are considered at first instance, the proposal would be appropriate in scale and activity in relation to its natural and built surroundings and, where possible, well related to a bridleway network.

Planning Practice Guidance entitled "Housing Needs of Different Groups" outlines how the need for isolated homes in the countryside for essential rural workers can be assessed. Considerations that may be relevant include: evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry, or similar land-based rural enterprise; the degree to which there is confidence that the enterprise will remain viable for the foreseeable future; whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process; whether the need can be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance, and local context; and in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

The primary test set out in the NPPF and Policy 20 of the HDPF is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work.

The application site benefits from an originally temporary planning permission for the rural worker dwelling located on the site under planning reference DC/19/1305. Permanent planning permission was granted under DC/23/0661 for the 2 bedroomed unit previously approved as a temporary dwelling. Through the granting of DC/23/0661 it has been accepted that there is a continuing established essential need for an on-site resident rural worker to be readily available at most times at Springvale Fields Stables.

The proposed dwelling replacement is a substantially larger construction but will be viewed in context of the existing stable building and largely occupies the same footprint of the existing house.

It is considered that there is a continuing essential need for a full-time rural worker to live on site to manage and ensure that the welfare requirements of the applicants and clients horses stabled or at grass at Springvale Field Stables are not compromised. The essential need is provided by the Applicant, and it has been demonstrated that the business is sufficiently viable to support a permanent dwelling. As such, the principle of the permanent retention of the rural worker dwellings has been accepted, and the replacement of this dwelling with a larger permanent family dwelling in its place subject to all other material considerations is also accepted.

The sandschool is proposed to compliment and improve the existing equestrian facilities on the site. The presence of a sand school is commensurate with the existing uses on the site with a clear relationship to the adjacent equestrian facilities. No additional stable accommodation is proposed which will remain as existing in the stable building further north.

It is considered, given the nature of the existing use, that the development would not result in an overall increase in activity on the site, or any additional movements from the access over and above the existing arrangement. The principle of development is therefore considered acceptable, subject to detailed considerations.

Design and Appearance and Landscape Impact:

Policies 25, 32 and 33 of the HDPF promote development which is of high quality and design, and is sympathetic to the distinctiveness of its surroundings. Development should protect, conserve and enhance the landscape character, taking account of the natural environment, landscape and landform pattern to which it forms part.

Matters of design, appearance, and landscape character were considered as part of the initial planning approval under reference DC/19/1305 for the temporary stationing of the mobile home. It was considered at this time that the application site is relatively well contained by boundary vegetation which limits views into the site from adjoining land and rights of way. In this context, the rural workers dwelling, which is located in reasonable proximity to the existing stable building, was not considered to appear unsightly or result in a harmful loss of character or openness withing the High Weald AONB.

It was accepted that the mobile home is of a limited design quality, and the new permanent dwelling will introduce some additional design features to enhance the appearance of the dwelling. The form and material palette is considered to be reflective of the utilitarian composition and character of the other buildings on the site, and is not considered to result in a harmful suburbanising effect.

It is not considered that the permanent placement of a 1.5 storey house in place of the retention of the single storey mobile home would result in any further harm to the landscape character and visual amenity of the site and surroundings, nor the special characteristics of the High Weald AONB, in accordance with the above policies.

Because of the lay of the land and the mature boundaries, it is considered that you will only see the post and rail fence of the sandschool, which is in character with existing views. The applicant has provided a comprehensive set of photos across the site from the footpaths and the mature boundaries and limited views are clear to see. The proposal is considered to be appropriately designed and scaled when viewed against and the site, representing an appropriate level of activity within its countryside setting in association with the existing stabling and use of the site. The proposal would not be particularly visible from a public vantage point, and it is considered that it would not have a detrimental effect on the appearance or make up of the site or the wider countryside area, in accordance with Policy 26, 29 and 33 of the HDPF.

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.

Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions and remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 189 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use, taking account of ground conditions and any risks from land instability and contamination.

Matters of amenity were considered as part of the previous planning approval under reference DC/19/1305 and DC/23/0661. Although the dwelling will increase in size and with material changes to the spatial context it is considered that the application site would continue to remain a sufficient distance from adjoining properties and well screened along the boundaries. It is therefore considered that there would be no significant impact on any neighbours amenity.

It is however noted that the Final Revised Water Neutrality Strategy received 22.05.2024 (dated 16.05.2024) suggests a rainwater harvesting scheme with no indication of how potential contamination would be mitigated against, through the submission of a private water supply management and maintenance plan, as recommended by the HDC Environmental Health consultation. Rainwater harvesting tanks would potentially give rise to concerns over contamination of the water stored in rainwater harvesting tanks potentially impacting future occupiers of the proposed development.

Highways Impacts:

Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The site is located on Woodland Lane, a privately maintained road. The LHA has been consulted and does not anticipate that the proposals would give rise to a significant material intensification of movements to or from the site. With applications such as this, the provision of workers' accommodation can be seen as a benefit in highways terms, as it limits the number of vehicular movements associated with commuting to the site. There appears to be suitable space within the site to accommodate an appropriate amount of vehicular parking to serve the dwelling, as well as turning space for equestrian vehicles.

Regarding cycle parking for the proposed dwelling, the LHA recognise this is a rural site location whereby cycling may not be a viable option and there is considered sufficient space for cycle parking to not require this to be conditioned. In summary, 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.

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.

This application seeks planning permission for the replacement of the temporary dwelling with a permanent two storey rural workers dwelling and includes construction of an all-weather equestrian sand school. The submitted Final Revised Water Neutrality Strategy received 22.05.2024 (dated 16.05.2024) includes the installation of a rainwater harvesting system to serve the three bedroom dwelling with a 5000 litre storage tank. The harvested water will supply all toilets, the washing machine and garden irrigation. However, following consultation with HDC Environmental Health it is considered that further details are required on the proposed rainwater harvesting system to ensure safe and sufficient water supply. The Environmental Health officer advises that rainwater harvesting would enable total self-sufficiency within the building to provide water to all fittings including drinking water to the proposed development. There is a concern that rainwater and greywater supplies can be highly contaminated, therefore robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application.

These details should include, but not necessarily be limited to

i. Detail on the likely contaminants associated with the rainwater harvesting system,
ii. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
iii. Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
iv. Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
v. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
vi. Detail on the continuity of supply during dry periods extending beyond 35 days.
vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

In the absence of submitted robust and detailed written private water supply management and maintenance details in support of the application, as advised by HDC Environmentat Health, it is considered that the submitted final revised water strategy received 22.05.2024 (dated 16.05.2024) to demonstrate water neutrality could potentially result in contaminated water from the rainwater and greywater supplies as there is no robust and detailed written private water supply management and maintenance details proposed.

As such, it is considered that insufficient information has been provided to demonstrate to the satisfaction of the Local Planning Authority that future occupiers of the proposed development would not be adversely impacted by contaminated water, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and paragraphs 191 of the National Planning Policy Framework.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

No Biodiversity net gain statement was submitted with this application, with the application submitted prior to the implementation of Biodiversity net gain requirements.

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:

Solar; Zero Carbon House; Mechanical Ventilation.

1. Solar panels – sited on the south side of the proposed dwelling and the existing stables to produce power. It is predicted that this will produce an excess of electricity which can be fed back into the national grid. Note: Ofgem's Typical Domestic Consumption Values for moderate electricity usage is approximately 8.5kWh per day. 6kW of solar panels will produce on average 13 – 30kWh per day. Reference: www.greenmatch.co.uk
2. Solar water heating – approximately 3-5sq.m of panels will be sited on the south side of the proposed dwelling.
3. Air source heat pump – to heat the house and water.
4. SIA Eco-Design wood burning stove to supplement the heating system. Note: The Eco-Design Regulation for solid fuel space heating appliances came into force in the UK on 1st January 2022. This regulation is part of a European-wide program to lower emissions. The particulate emissions are reduced by 90% compared to an open fire and 80% compared to an old stove.
   Reference: www.stoveindustryalliance.com
5. Rainwater harvesting – to supply toilets, washing machine and garden irrigation.
6. Energy efficient glass and lighting to be used throughout.

Subject to these conditions the application would suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions:

The proposed replacement of the temporary dwelling with a permanent two storey rural workers dwelling and construction of an all-weather equestrian sand school is considered acceptable in principle, however insufficient information has been provided in a robust and detailed private water supply management and maintenance details plan to demonstrate to the satisfaction of the Local Planning Authority that future occupiers of the proposed development would not be adversely impacted by contaminated water.

As such, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraph 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Recommendation: Application Refused

Reason(s) for Refusal:

1. Insufficient information has been provided in a robust and detailed private water supply management and maintenance details plan to demonstrate to the satisfaction of the Local Planning Authority that future occupiers of the proposed development would not be adversely impacted by contaminated water. As such, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraph 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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/24/0193

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	05.02.2024
Site plan	Dwelling, as proposed	BG/07a	05.02.2024
Site plan	Sand School, as proposed	BG07b	05.02.2024
Elevation plan	Section (Sand School), as proposed	BG/05	05.02.2024
Elevation & Floor plan	As existing	BG/03	05.02.2024
Floor plan	Section, as proposed	BG/01	05.02.2024
Elevation plan	As proposed	BG/02	05.02.2024
Roof plan	As existing and proposed	BG/04	05.02.2024
Supporting Docs	Supplementary information residential unit	NONE	05.02.2024
Design & Access Statement	Energy, Essential Rural Worker, Flood Risk, Landscape, Lighting, Surface Water Drainage, and Water Neutrality	NONE	05.02.2024
Floor plan	Sand School	BG/05b	06.03.2024
Supporting Docs	A Potential Roost Assessment and Bat Survey Report. Verdant Ecology July 2024	none	22.07.2024
Supporting Docs	Water Neutrality Statement - Final Revised		22.05.2024
Supporting Docs	Preliminary Ecological Appraisal and Preliminary Roost Assessment -14/05/2024		28.05.2024

DELEGATED

Case Officer sign/initial Stephen Astles Date: 19.09.2024

Authorising Officer sign/initial J Hawkes Date: 19.09.2024