Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0873
Scout Hut, Craggits Lane, Henfield, West Sussex, BN5 9EE

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/21/0095 (Demolition of the existing Scout hut and boiler room. Construction of a new Scout Community Centre) Variation sought to allow for a rainwater harvesting system, two air source heat pumps and installation of PV solar panels on the roof of the building.

RELEVANT PLANNING HISTORY:

DC/21/0095	Demolition of the existing Scout hut and boiler room. Construction of a new Scout Community Centre.	Application Permitted on 27.08.2021

DESCRIPTION OF THE SITE
The application site is a triangular plot that lies to the south of Craggits Lane, within the built-up area and conservation area of Henfield. The site is bound by residential properties to the north, south and east, with the residential properties of Bishop Close positioned in close proximity to the east of the site. The site bound by public footpaths to the east and west, both of which include access entrances onto the site. The surrounding properties are stepped down from the site slightly to the east, with the properties to the west on similar ground level, and these properties are bound by post and chicken wire fencing.

DESCRIPTION OF THE APPLICATION
The application seeks variation to allow for a rainwater harvesting system, air source heat pump and installation of PV solar panels on the roof of the building.

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 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Henfield Neighbourhood Plan
Policy 1 – A Spatial Plan
Policy 4 – Transport, Access and Car Parking
Policy 9 – Community Infrastructure
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development.

Henfield Parish Design Statement:

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

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:
HDC Conservation Officer: No Objection - In principle no objection to solar panels subject to the panels being sensitively located and designed. As noted previously although the Scout Hut is a modern building it would still need to be reflective in terms of quality and design with the wider positive characteristics of the conservation area.

Nature Space: No Objection - The type of application is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats.

Parish Comments:
Henfield Parish Council committee declined to comment as there was insufficient detail in the planning application regarding, for example, where the air source pump would be located.

Representations:
1 representation was received in support stating that the development is an important project for both the Scouting movement and the community, and is a substantially better building than the derelict one that was there before.

1 representation was received, raising concerns about the proposed rainwater harvesting system and solar panels. The system's pump may produce a noisy droning sound, especially if not well-maintained, and that the water tank could encourage mosquito breeding and waterborne diseases. This would be exacerbated by the siting of the system at the rear of the building adjacent to neighbours fencing, exacerbating noise and mosquito issues. Request the system instead be located on the west side of the building, away from nearby properties, and seek clarification on its proposed position. Additionally,

they suggest the solar panels be installed on the west-facing roof, as adding height to the existing building would make it more unsightly.

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
This application seeks a minor material amendment, through a variation of the approved plans list (and condition 1), of planning permission ref: DC/21/0095, which approved the demolition of the existing Scout hut and boiler room and the construction of a new Scout Community Centre. The proposed amendments would include the addition of a rainwater harvesting system, air source heat pump, and solar photovoltaic panels.

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 34 of the HDPF aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Solar Panels: The solar panels will be installed on the east- and west-facing roof elevations, mounted on a shallow 6-degree Kingspan standing seam metal roof. The low pitch ensures that the panels, which are set away from the roof edges, would not appear intrusive or unduly dominant in views from adjoining properties and land.

Air Source Heat Pump: The two Mitsubishi Ecodan R32 ASHP units (11.2kW & 8kW) will be installed on the east elevation, in a screened area adjacent to the building's services room. The siting and scale of the heat pumps would not be particularly visible elements of the building and the wider visual impact would be extremely limited.

Rainwater Harvesting System: The 7,500L underground rainwater tank is positioned at the northern end of the east elevation, with ancillary equipment housed within the internal Services Room. The system will be hidden from public view with no ensuing visual impact.

It is considered that the totality of the amendments would have any adverse impact on surrounding heritage assets, the character and appearance of which would be preserved, with no conflict with the above policies identified.

Residential Amenity:

In accordance with Policy 33 of the Horsham District Planning Framework (HDPF), which states that development must not cause unacceptable harm to the amenity of nearby properties and land, the concerns raised by a neighbouring resident have been carefully considered. The resident expressed apprehension regarding potential noise from the rainwater pump, risks of mosquito breeding, and the visibility of solar panels.

It is considered that the specification and siting of the heat pumps, together with the nature of the use within the building, is such that there would be limited potential for harmful levels of noise or disturbance from this element of the scheme. It is considered that no unacceptable harm would be likely to result from installation of heat pumps in this location.

The rainwater harvesting system features an underground tank which would eliminate the possibility of stagnant water accumulation. The system is further equipped with a filtration system and a mains water top-up function, which is considered sufficient for the purposes of providing non-potable water to toilets.

The solar panels are discreetly sited on a low-pitch roof with a non-reflective surface which would reduce any potential glare.

It is considered that the proposal will not have any unacceptable impacts on neighbouring amenity, in accordance with the above policy.

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 original planning permission was granted in advance of Natural England's Position Statement. This permission was commenced within the required time period and all pre-commencement conditions were discharged. The current proposal entails alterations to the approved building comprising solar panels, a heat pump and a rainwater harvesting tank. These would not increase the expected water consumption of the building and the proposal does not raise any concerns in this regard.

It is noted that the use of rainwater harvesting for non-potable toilet use would potentially reduce water consumption within the building. A schematic plan has been provided indicating the system would be separated from mains drinking water and no further details in this regard are considered necessary.

Other Considerations:

The NPPF (2024) Paragraph 158 states that planning policies should support the transition to a low-carbon economy, encouraging renewable energy and energy efficiency improvements. Similarly, HDPF Policy 35 (Climate Change) requires development to incorporate measures that reduce carbon emissions and ensure efficient use of water resources.

The proposed variations enhance the sustainability of the approved development by integrating solar panels for renewable energy, air source heat pumps for low-carbon heating, and a rainwater harvesting system to reduce mains water consumption. These modifications directly align with the objectives of Policy 35 and ensure that the development is adaptable to climate change and resource efficient.

Additionally, HDPF Policy 36 (Appropriate Energy Use) states that proposals for low-carbon and renewable energy schemes will be supported, provided they do not cause significant harm to visual character, residential amenity, or biodiversity. The solar panels, heat pumps, and rainwater harvesting system comply with this policy.

Conclusions:

The development would accord with relevant local and national planning policy, and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 Not used

3 **Regulatory Condition**: The development shall be implemented in strict accordance with the Construction Method Plan approved under ref: DISC/22/0076.

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 Not used

5 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those approved under ref: DISC/23/0051, unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

6 **Pre-Occupation Condition:** No building hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved plans. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** No building hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with the approved plans. 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).

8 **Pre-Occupation Condition:** No development hereby permitted shall not be first occupied until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

9 **Pre-Occupation Condition:** No part of the development hereby permitted shall not be first occupied/used until a Noise Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, hours of operation, management responsibilities during all operating hours, measures to control noise from all activities and operations at the site (including the operation of any equipment, plant or building services) and minimising noise from vehicles, deliveries, collections and servicing. The Noise Management Plan shall be implemented and complied with thereafter for the duration of the use/development.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: All existing buildings and structures on the application site shall be demolished or removed upon commencement of development, the debris removed from the site and the site cleared before any other works for the implementation of the development hereby permitted commence.

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

11 **Regulatory Condition**: No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: The premises shall be used as a Scout centre / community hall only and for no other purpose in any Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or

any order revoking and re-enacting that Order with or without modification), no change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with Policy 33 of the Horsham District Planning Framework.

13 **Regulatory Condition**: Any public address system installed on the site shall be used for operational announcements only and at no time shall it be used for purposes of advertisement or the relaying of music.

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

14 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, the building shall not be extended or altered in any way unless planning permission has been granted by the Local Planning Authority on application in that respect.

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

15 **Regulatory Condition**: No works shall be carried out beneath the canopy of any trees to be retained on the site, or within a distance equal to half the height of any tree on or adjoining the site, without prior approval in writing of the Local Planning Authority. Where excavations are permitted they shall be dug and backfilled by hand and any roots encountered with a diameter of 25mm or more shall be left unsevered. Reinstatement of excavations shall be carried out within 48 hours of initial excavation, exposed roots to be retained shall be covered with damp sacking in the summer and dry sacking in the winter. All such works shall be carried out in accordance with the National Joint Utilities Group Guidelines for the Planning Installation and Maintenance of Utility Services in Proximity to Trees.

Reason: To protect trees from damage in accordance with Policy 31 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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

17 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Environmental Assessment and Plan (Clarkes Mead Trust, January 2021) and the Preliminary Roost Assessment and Preliminary Ecological Appraisal (Laurie Jackson, April 2021).

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to

enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the 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/24/0873

(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
Details plan	Rainwater Harvesting Feed	NONE	22.01.2025
Floor plan	Air Source Heat Pump and Rainwater Harvesting	NONE	18.02.2025
Site plan		PA-11-REV F	27.01.2025
Block plan		PA-10-OS REV F	27.01.2025
Supporting Docs	Sopoco Solar Specification	NONE	22.01.2025
Supporting Docs	Air Source Heat Pump Specification	NONE	22.01.2025
Supporting Docs	Rain Water Harvesting Tank Specification	NONE	22.01.2025
Photos	Photo of building	NONE	07.06.2024
Floor plan	As proposed	724-21 REV H-A2	22.01.2025
Roof plan	As proposed	724-23 REV G	07.06.2024
Elevation plan	Front and Rear, as proposed	724-25 REV G	07.06.2024
Supporting Statement	Rainwater Harvesting storage tanks	NONE	07.06.2024
Supporting Docs	view of proposed solar panels	NONE	07.06.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 20.03.2025

Authorising Officer sign/initial Guy Everest Date: 21.03.2025