



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0201

Wood Grange, Henfield Road, Cowfold, West Sussex, RH13 8DT

DESCRIPTION:

Variation of Conditions 1, 9, 10, 11 and 14 to introduce an integrated solar roof system and make changes to the approved site layout and landscaping, and removal of Condition 5 relating to water neutrality of previously approved application DC/24/0511 (Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above, associated landscape works).

RELEVANT PLANNING HISTORY:

DC/21/1270	Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Householder Application).	Application Permitted on 02.09.2021
DC/21/1271	Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Listed Building Consent).	Application Permitted on 02.09.2021
DC/21/2798	Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Householder Application).	Application Permitted on 25.02.2022
DC/21/2799	Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Listed Building Consent).	Application Permitted on 02.03.2022
DC/24/1902	Installation of pedestrian and vehicular gates.	Application Permitted on 03.02.2025
DC/24/0511	Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of	Application Permitted on 03.06.2025

a detached garage building with office above.
Associated landscape works.

DESCRIPTION OF THE SITE

The application site consists of a Grade II listed dwellinghouse located on the west side of Henfield Road known as Wood Grange. Immediately north of Wood Grange, and within its curtilage lies Wood Grange Lodge which comprises a double garage at ground floor and a one bedroom flat at first floor. A section of the Wood Grange Lodge in closest proximity to the main road is considered a non-designated heritage asset. The application site is within the defined built up area boundary of Cowfold.

DESCRIPTION OF THE APPLICATION

The application seeks permission to vary a number of conditions relating to solar panels, removal of water neutrality condition, alterations to landscape, alterations to Cycle parking, refuse and storage and drainage.

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 9 - Employment Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Awaiting examination)

Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 12: Air Quality
Policy 13: The Natural Environment and Landscape Character
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking

Policy 37: Housing Provision
Policy 40: Improving Housing Standards in the District

Cowfold Neighbourhood Plan 2019-2031

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 1.7-year. 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.

Supplementary Planning Guidance:

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

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:

Natural England: Standing advice

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection have been received:
- Highway Access and Parking

Parish Comments:

Parish Council: No Comment received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The Principle of development was established at committee under DC/24/0511 and remains acceptable. This Section 73 application does not seek to alter the approved use, footprint, or siting of the buildings, although it would provide details for the refuse and recycling facilities, location of cycle parking facilities, alterations to the landscaping plans and alterations to the design of the Solar panels.

The S73 would incorporate the removal of condition 5 of DC/24/0511 which pertained to Water Neutrality.

Design / Appearance and Landscape:

The submitted plans would result in an altered landscape arrangement. The alterations over what have previously been considered would include a communal garden area in which the two proposed detached dwellings would have their own private amenity space in addition to a communal garden shared with Wood Grange. An amendment has been accepted during the course of the application to increase the size of the private gardens of the two detached dwellings and to provide further a Communal garden management plan. The alterations to the appearance of the application site would not be considered to result in an obtrusive appearance or visual harm to the landscape character of the site. Alterations to the solar panels would be made over the previous permission, with the panels being viewed as recessed into the roof slope rather than sitting on top of the tiles. The proposed panels would be considered to represent a design improvement and would integrate well into the appearance of the dwellings. Given the small scale of alterations to the proposal, there are no objections to the design of the proposal.

Amenities:

The submitted plans detail an acceptable provision of refuse/recycling facilities in respect of Condition 10. As such, the permission can be granted subject to the inclusion of a Standard regulatory condition ensuring the development is carried out in accordance with the submitted plans. The Communal management strategy submitted details the management arrangements of the communal garden and it is considered that since receiving amendments to the landscape plan that the private garden amenity space which serves the detached proposed dwellings would be of an acceptable size.

WSCC Highways:

A neighbour representation has raised concern that the proposed development would give rise to an increase in the vehicle movement at the site which is located on a road that has existing traffic issues. It is considered that the proposed alterations considered within the assessment would not increase the number of dwellings within the application site such that it would result in a material increase in vehicular movement over and above what has already been approved. The submitted plans detail an acceptable provision of cycle parking related to condition 11 and there are no objections to the to the parking, turning and access facilities arrangements in respect of condition 9. As such, the permission

can be granted subject to the inclusion of a Standard regulatory condition ensuring the development is carried out in accordance with the submitted plans.

Water Neutrality:

Condition 5 of DC/24/0511 was as follows:

Pre-Commencement Condition: No development shall commence until either:

i.) *Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;*

or

ii.) *A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and*

iii.) *The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an ad-verse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habi-tats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their pro-gramme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage:

The application includes the alteration of condition 14 which pertains to drainage. However, upon review, it is evident that the condition was included in error, given that condition 6 requires the submission of further details relating to drainage. As such, Officers are content that this condition can be removed from the schedule of conditions.

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.

Conclusions:

The amendments to the conditions result in material differences to the design of the proposal, with subsequent requirement for consideration on the impacts of the proposal on the nearby listed building. The amendments are considered modest in scale and sympathetic in design, maintaining the character and appearance of the approved dwellings and their rural setting. Due to the separation distance and orientation of surrounding properties, the proposal would not result in any harmful impact on neighbouring amenity.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 03/06/2028.

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

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing.

These details will also contain: -

- i) Roof details including sections through:
 - roof ridge
 - valleys
 - eaves
 - verges
 - dormers
- ii) Porches
- iii) Rainwater goods to be cast iron or cast aluminium

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality that preserves the special architectural and historic interest of the heritage asset in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

5 **NOT USED**

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor level will begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 1 in 1, 1 in 30(3.33%), 1 in 30 plus Climate change, the 1 in 100 (1%) and the 1 in 100 (1%) plus climate change critical storms. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF.

- 7 **Pre-Occupation Condition:** Prior to first occupation of any part of the development, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Assessment (Sylvatica Ecology Ltd., March 2024) shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all existing trees and planting to be retained including tree protection measures
 - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - Details of all hard surfacing materials and finishes
 - Details of all boundary treatments including gates
 - Details of External lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 2512WO_003 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with drawing number 2512WO_003. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 2512WO_003. 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).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 14 **NOT USED**

- 15 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (Sylvatica Ecology Ltd., March 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles in Section 7.0 Table 2 of the Ecological Briefing Note (CSA Environmental, March 2024)) which avoids impacts on protected species.

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: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

- 16 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order, no development falling within Classes A, AA, B and C of Part 1 of Schedule 2 to the Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: In the interest of visual amenity and to protect the amenities of the adjoining neighbours in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** The development hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge 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/26/0201

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	05.02.2026
Elevation plan	Proposed House 2	2512WO_211	05.02.2026
Block plan	Proposed	2512WO_003	05.02.2026
Elevation plan	Proposed Flats	2512WO_201	05.02.2026
Elevation plan	Proposed House 1	2512WO_207	05.02.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 14TH May 2026

Authorising Officer sign/initial RHERMITAGE Date: 22.05.2026