Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1019
Storage Buildings, Stables & Barns, Mannings Heath Golf and Wine Estate, Hammerpond Road, Mannings Heath, Horsham, RH13 6PG

SITE LOCATION & DESCRIPTION:
The storage buildings sit within the wider estate of Mannings Heath Golf Club. As existing part of the storage buildings walls are not intact. At roof level only the supporting metal is in place.

The LPA notice the existing elevation plans do not appear to fully represent the loss of the walls around the building. A site visit has been carried out and the replacement of these walls, albeit without and updated existing plan is not considered to prejudice any parties. Those who frequent the site will also have been able to view the building as existing.

Permission is sought for the construction of a new roof to storage buildings.

RELEVANT PLANNING HISTORY:

DC/19/2583	Demolition of existing redundant buildings and the construction of winery and tasting venue with associated landscaping, access and parking provision	Application Withdrawn
DC/09/1153	Conversion of 3 former farm buildings into 7 units of holiday accommodation (previously approved DC/04/1559)	Permitted on 03.09.2009
DC/04/1559	Conversion of 3 farm buildings to 7 units of holiday accommodation.	Permitted on 29.11.2004
N/51/94	Change of use of farm buildings to maintenance compound for mannings heath golf club	Permitted on 21.12.1994

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport

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 2.9 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.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development

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

Parish Design Statement:

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:

HDC Arboricultural officer:
The buildings are remote from public view. There are no trees of individual landscape significance within close proximity to the buildings or areas of associated access/development process that would foreseeably be detrimentally impacted upon.

Ecology Consultant: 13th of December 2024
Additional information on bats required.
Subject to the consultation with Natural England in relation to water.

Ecology Consultant: 28th of February 2025
Recommend grant permission subject to conditions.
Subject to the consultation with Natural England in relation to water.

District Newt Licensing Officer:
Thank you for consulting me on the above planning application. The type of development 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. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
None received

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The proposal seeks to replace the roof on existing buildings. These works also appear to include the replacement of parts of the external walls. The use of the buildings has been provided as storage/agricultural barn. The Planning Statement submitted under DC/19/2583 describes the buildings as a collection of agricultural buildings, which have been in use by green keepers and maintenance staff.

The site is located outside of a defined built-up area boundary and is therefore considered to be located within a countryside location in planning policy terms. HDPF Policy 26 (Countryside Protection) states that development outside of built-up area boundaries must be essential to its countryside location, and must either:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet recreational use, or;
- Enable the sustainable development of rural areas

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

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

As it is understood that the building would be used in association with Manning's Heath Golf Club, a commercial enterprise, Policy 10 Rural Economic Development of the HDPF is of some relevance. This states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle.

The proposal would not result in a change of use for the buildings, with storage expected to be an element of the buildings existing lawful use. The statement confirms the buildings are to serve as storage facilities for the maintenance of the vineyard. A condition is recommended to secure the use is used solely in relation to Mannings Heath Golf Club.

The proposal is considered supportable in principle.

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 26 of the HDPF expects proposal to be or a scale appropriate to its countryside character and location.

While set for housing design the Nuthurst Neighbourhood plan states "*The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the*

surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty."

The replacement roof and works to the roof would not be out of character for the storage area and agricultural use of the buildings. The sheet roof panels would be typical of buildings of this nature. A condition has secured the replacement walls to match the existing.

The visual impact of the proposal is therefore considered to be acceptable and would not result in any harm to the character or appearance of the area, in accordance with the above policy.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed works are not considered to cause any unacceptable impacts on neighbouring amenity. A condition is recommended to secure the storage is only used solely in relation to Mannings Heath Golf Club. This is considered necessary to restrict the intensity of the sites use for storage and avoid unacceptable impacts on nearby properties.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

Following the provision of additional information and subject to conditions the proposal is considered to have suitability mitigated any impacts on protected species.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed storage use would result in a more intensive occupation of the use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

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

Recommendation: Application Permitted

Conditions:

2 **Pre-Commencement Condition**: No development shall commence until Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Roost Assessment - Bats (Temple Groupd Ltd., February 2025) 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) detailed designs or product descriptions for biodiversity enhancements; and

b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

3 **Regulatory Condition** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment - Bats (Temple Groupd Ltd., February 2025), 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 4.6 of the Preliminary Roost Assessment - Bats (Temple Groupd Ltd., February 2025), 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 Local Planning Authority 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).

4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans. The material and finishes of any new external walls of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/1019

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		24:33/04	04.07.2024
Supporting Statement	Preliminary Roost Assessment		17.02.2025
Location & Block plan	Existing	24:33/17	04.07.2024
Floor plan	Proposed	24:33/03	04.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 04/03/2025

Authorising Officer sign/initial RHERMITAGE Date: 12.03.2025