

PLANNING AND DESIGN STATEMENT

Kettlesbridge Farm

**Specialist dwelling in replacement of
existing building and extant
consent DC/24/1462**

Greenhayes Planning Ltd

INTRODUCTION

1. This statement is prepared on behalf of our client, in support of a full planning application for a new replacement dwelling which will replace the consent reference DC/24/1962. This consent approved a dwelling through the reuse and change of use of the old stable block at Kettlesbridge Farm, West Chiltington Lane, Billingshurst, RH14 9DN.
2. This new proposals and dwelling will create a long term home for the [REDACTED], but in a superior form to that already approved. The dwelling will reflect a specialist type of residential property, incorporating accessible features and layout to meet the needs of the intended occupier [REDACTED] in the property over the long term. A copy of the extant permission and approved plan is attached at **Appendix 1**. This remains extant.
3. Following the approval of the above scheme, the applicant and her advisors have been exploring the detailed design aspects of the approved scheme, notably that relating to the installation of specialist equipment and other features that [REDACTED] would require. Also the fabric of the stable building and the degree of improvement that can be achieved has also been reviewed, as it is also key that [REDACTED] housing is economical over the long term.
4. Following this process, there are considered limitations of the existing building in term of the installation of the equipment, due to the internal layout and internal height and effects this would have on the wider use of the dwelling. Furthermore, the limitations of the fabric and building also limit the environmental standard that can be achieved and this is key to both the applicant's aspirations for the property in terms of climate change matters but also for the overall running costs of the property over the long term, which is key for [REDACTED] [REDACTED]
5. Thus, the applicant is now proposing to replace the existing consent (and the dwelling that would arise from this) with a new build dwelling. This will be of the same footprint as the existing building and proposes a similar site layout with new landscaping and makes efficient use of a residential site which would contain a dwelling in one form or another into the future. The scheme seeks to maximise the quality of this and the environmental benefits, creating a dwelling of a specialist design and which will be suitable to its surroundings. It will retain a timber clad appearance, with a rural character, albeit a

flat roof to create a modern appearance, which is similar to a design approved by the council in a previous application on the site.

6. This new bespoke building will allow for the equipment and the necessary design features to be incorporated into the original and initial design and structure in order it is an integral part of the the building and which can ensure it can perform to an optimum level for [REDACTED] over the long term. Furthermore, this design allows for high levels of insulation to be incorporated into the fabric of the building as well as include large solar arrays and an air source heat pump to create a low carbon building, which minimises emissions and also ensures little or no running costs for the operational phase of the dwelling once [REDACTED] is in occupancy of the property.
7. As the site will have a dwelling created on the site in any case and the scheme is similar in scale and extent, it is anticipated the council would be supportive of the application especially as the scheme will create a specialist housing unit which is a major benefit in the context of the housing supply position. This is further the case, as if the current extant scheme was implemented, there would be policies to support a replacement dwelling in any case. This scheme secures an enhancement in terms of the building, the wider effects and benefits that would arise from the proposal and therefore it is anticipated that the council will be supportive of this alternative scheme.
8. As with the earlier consent, the dwelling would be an independent residential unit, separate in planning terms to the main house and would create a long term accessible home for [REDACTED] and which would protect [REDACTED] independence and security for her future. However, with the improved design of the building and its high environmental standard this will ensure the building is robust for her needs over the long term and can also be occupied with limited running costs, which is key for her long term security.
9. The new build dwelling will be of a similar scale and layout to the approved scheme, a 2 bedroom dwelling, which would be designed to meet [REDACTED] needs and would replace the existing dwelling consent, an extant consent which is a key material consideration in favour of this alternative development.
10. Taking into account the current consent and the replacement nature of the proposal, the scheme can also be considered positively against the relevant test which is engaged in light of the council's housing supply position. This is understood to stand at 1.7 years supply (April 2026), which is well

below the five year supply requirement and therefore places significant weight on such housing delivery, especially in light of the specialist nature of the property. This situation engages Part D of Paragraph 11 of the NPPF which states planning permission should be granted unless there is adverse harm that will significantly and demonstrably outweigh the benefits of the development. The positive planning case can be summarised as follows;

- (1) The site has an extant consent for a separate dwelling and this scheme will replace that consent and thus there is no net increase in housing units on the site, or which will be created.
- (2) The new dwelling will secure significant benefits when compared to the existing consent, including the environmental standard through the higher energy and water efficiency and also the inclusion of renewable energy as an integral part of the design.
- (3) The scheme will also support [REDACTED] and her specialist needs in a more effective manner through the specialist features that will be inclusive to the original design of the dwelling.
- (4) The scale of the dwelling will be similar to the approved, having the same footprint, general scale and layout and therefore no greater landscape or other effects to that already approved. The design is also similar to a building previously approved in 2021 on the site, but a lesser version of this.
- (5) The scheme will deliver a similar site layout to that approved, including enhancements including wider landscaping around the barn, reduction in hard surfacing and new native landscaping and a natural context.
- (6) The site has a developed context and the proposals would make efficient use of the site in accordance with Paragraph 125 of the NPPF. Indeed, the existing and former uses deem the site to be a brownfield site whereby there is a priority for effective redevelopment.
- (7) The site can also be considered as a small site as set out in Paragraph 73 of the NPPF which recognises the value of such sites in addressing the housing supply shortfall.
- (8) The specialist nature of the dwelling which will meet the occupiers needs over the long term also has significant weight. This is especially on the basis these types of dwelling are seldom delivered within the general market and the new design will fully meet these needs in a sustainable manner.
- (9) The council can only deliver 1.7 years supply of housing and thus the opportunity for a further home should be grasped and supported.
- (10) The design of the development will be of a high standard and the alterations will reflect the rural character and will utilise a palette of traditional materials. Whilst the appearance has a

more modern appearance, the new dwelling will improve the character of the area and that of the immediate locality when compared to the existing appearance of the building and site.

- (11) The dwelling will meet the relevant internal design standards and will have a good sized garden that is more than sufficient for this two bedroom dwelling and the needs of the occupier
- (12) Due to presence of the existing built form, the substantial mature hedgerows to and planting to the lane, the development will preserve and enhance local character.
- (13) The application is supported by a bat survey which shows the site will have no impacts on ecology or biodiversity impacts but will grasp enhancements through the new native planting and new bird and bat boxes can be fitted to the boundaries of the site.
- (14) The scheme has a good access to the public highway and has parking within the site

11. Thus, having regard to the existing consent and the improvements that will be secured. the development can be considered positively scheme under the Part D 'titled balance' test as it is clear there is no adverse effects that would outweigh the many benefits of the scheme.

12. The scheme can also achieve water neutrality on account of the replacement of the existing consent and improvements to the existing dwelling which would offset any water use within the new property.

13. This statement will assess the proposed development against the development plan and any other material considerations, including the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG) and will ultimately justify the development in planning terms.

THE SITE AND ITS SURROUNDINGS

14. The site is a stable building set within the wider grounds of a residential property and its associated land. The stable block is located to the north western side of the access lane that serves the property and adjacent land beyond. The building sits within an area of land that is mostly made up of hardstanding and that has a designated boundary with the lane, as well as mature hedgerows to the south and west. The site has an existing parking area and is adjoined by residential properties to the south-east of the site and there are further buildings and uses to the north west, including commercial and equestrian uses at the Oakhurst Centre.

15. The building consists of painted blockwork with a metal type roof and internally it has been divided into a number of rooms. There is a garage door to the front elevations as well as other openings including windows and stable/pedestrian doors.

PLANNING HISTORY

- DC/24/1492- Reuse and change of use of stable building to a dwelling- approved 25th July 2026. This has not commenced and remains extant.
- DC/22/1394 Extension and conversion of existing 'Therapy Classroom' into ancillary residential accommodation. Approved 14th December 2022
- DC/21/0158 Change of use of land to formalise existing ancillary residential use, with the erection of a single storey replacement building for ancillary residential accommodation approved 31.3.21
- DC/18/0739 Use of two rooms in existing residential property and use of Camping Barrel in garden as occasional overnight accommodation in connection with Ellasfield Therapy Unit. Application Permitted on 05.06.2018
- DC/17/0977 New therapy building Application Permitted on 27.06.2017 DC/15/1522 Variation of condition A of existing planning permission (DC/13/1353) to allow for ancillary overnight accommodation Application Permitted on 04.09.2015
- DC/13/1353 Amendment to previously approved DC/13/0788 (Change of use of existing stable block to allow use for therapy classes for disabled children) to include changes to operating hours Application Permitted on 09.09.2013
- DC/13/0788 Change of use of existing stable block to allow use for therapy classes for disabled children Application Permitted on 21.06.2013

THE PROPOSALS

16. Planning permission is sought a new build single storey residential dwelling which would be occupied by the [REDACTED] and would meet her specialist residential needs. This would be a replacement of the dwelling and the planning consent approved under DC/2024/1492.
17. The dwelling will be of the same footprint, scale and materiality as approved but will instead be a new build dwelling to maximise the sustainable credentials of the buildings and also to ensure the optimum

functionality of the specialist features required for the dwelling as set out in this statement and the letter attached at **Appendix 2**.

18. The design and layout of the building will provide all the necessary facilities required and a layout that will provide for her needs, including accessible features as well as an additional bedroom for a carer or personal assistant. The design of the new build dwelling will ensure these accessible and specialist features are designed as an integral part of the original structure and building in order they have an optimum performance over the lifetime of the property.
19. The dwelling will be served by a parking area and a garden area which will wrap around the building and will be landscaped, particularly on the boundary with the lane. The existing hedging will remain to the other boundaries of the site.
20. The building will consists of a high level of energy and water efficiency measures, with a fabric first approach being taken and local materials and tradesmen being used for the project. The building will be served by a large solar array on the roof, which will be supplemented by a air source heat pump, which seek to make the building as sustainable as possible and limit running costs over the life of the building.
21. As the dwelling will replace the existing extant consent issued under 24/1492, the scheme can confirm no additional impacts on water neutrality. However, it is understood that there is now headroom in the district for more development as of November 2025 and this is no longer an issue.

PLANNING POLICY CONTEXT

22. Section 38 of the Planning and Compulsory Purchase Act 2004 states that development must be undertaken in accordance with the development plan unless material considerations indicate otherwise. This plan led approach is confirmed in the National Planning Policy Framework (NPPF) which also provides guidance on the weight that should be afforded to adopted plans and those emerging through the local plan adoption process.
23. The relevant development plan for the purposes of this application is the Horsham District Planning Framework which was adopted in 2015 and the Billingshurst Neighbourhood Plan.

24. In the previous decision the council cited the following documents of the local plan;

Policy 1 - Strategic Policy: Sustainable Development,

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

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 - Inclusive Communities

25. The council cited the following policies of the Neighbourhood Plan;

Policy BILL1: Billingshurst Built up Area Boundary

Policy BILL2: Housing Design & Character

Policy BILL3: Energy Efficiency & Design

Policy BILL14: Residential Parking Provision

Policy BILL16: Multi Value Sustainable Drainage Systems

26. The council are also in the process of updating its local plan and this is currently awaiting examination and due to its stage in the examination process and the fact the relevant policies accord with the NPPF, weight can be afforded to the policies including those cited within this statement..

27. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Within the Framework there is a presumption in favour of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment as well as in quality of life. The framework is a material consideration in decision making and sets out what the government considered to be sustainable development, having regard to the three roles of

the planning system which seek development to have regard to economic, social and environment sustainability. Recent case law considers this presumption in favour principle to be a material consideration in decision making.

28. The policies of the NPPF are a strong material consideration to this application including Section 1 of the framework seeks to build a strong competitive economy, Section 5 of the NPPF requires Local Authorities to deliver a wide choice of high quality homes which aims to boost significantly the supply of housing, Section 11 relates to the efficient use of land and Section 12 requires good design to be delivered and Section 14 relate to climate change and Section 15 and 16 relate to the natural and historic environments.
29. The relevant policies are discussed in more detail below in respect of the relevant matters;

THE PLANNING ASSESSMENT

Background to Development

30. The application is submitted in the context of an extant consent for a new dwelling, which was granted under 24/1492 (attached at **Appendix 1**) and which would provide [REDACTED], a long term home and which would be separate to the main house and its own legal entity.
31. This 2024 application followed earlier applications for annexes that would be tied to the main house, namely application DC/21/0158 and DC/22/1394, both of which essentially created a 2 bedroom property, but which was restricted to being used in connection and as part of the main house. These were new build structures and residential units and perhaps the most relevant scheme was 21/0158 as this proposed a new residential building on the same site as the current site (and which has an extant consent for the new dwelling). This 2021 building measured 161sqm, had a height of between 3.2 and 4m and was of a flat roof design, with a timber clad appearance. This was considered acceptable by the council.
32. The most recent approval for the separate dwelling was conceived, DC/2024/1962, followed a review of these decisions and the applicant considering the needs of [REDACTED] and her future. The applicant was concerned in respect of the vulnerability of [REDACTED] in terms of her home should circumstances change in respect of the house or the family. For example, if something were to occur and the family were no longer living at the property or were unable to do so, [REDACTED] would also then have been forced to move

and she could potentially then have been homeless or required to go into care. This would be the case as the decisions prior to DC/2024/1962, had the ancillary tie and as such the building would have no longer been able to be used ancillary to the main house. This would both place undue stress upon [REDACTED] and cause uncertainty and would fail to secure a long term home or security as a place of residence.

33. The approval of 24/1492 resolved those matters of security and dependency and secured the long term, separate, home for [REDACTED]. Following the approval of the scheme, the applicant and her advisors have been exploring the detailed design aspects of the scheme, notably those relating to the installation of specialist equipment and other features [REDACTED] would require. Following this process, there are considered limitations of the existing building in terms of the installation of the equipment, due to the internal layout and internal height and effects on the use of the dwelling. Furthermore, the limitations of the fabric and building also limit the environmental standard that can be achieved and this is key to both the applicant's aspirations for the property in terms of climate change matters but also for the overall running costs of the property over the long terms, which is key for [REDACTED] due to her condition. This is set out in the letter attached at **Appendix 2**.
34. Thus, this application is submitted to secure these greater benefits and create a more coherent specialist dwelling for the long term. As the existing consent has established the residential use on the site, it is anticipated the council will be supportive of this approach, especially as there will be a dwelling on the site whatever approach is taken and there are policies to support the replacement of dwellings in such areas. It is hoped in light of this, the council will be pragmatic and support this replacement new build dwelling.
35. Indeed, the benefits of the low carbon standard, lower emissions, better quality specialist accommodation and the presence of the extant consent are all material considerations that weigh heavily in favour of the scheme. In terms of the design, the applicant has taken a cue from a previous design that the council considered to be acceptable, albeit this version will be of a smaller footprint and a lower height overall. Whilst the building will incorporate a flat roof, this will facilitate the additional height to allow the internal fitting of equipment and create a coherent internal layout to the property. This design, with a flat roof, was considered acceptable in 2021.
36. Thus, having regard to the consent for a dwelling on the small site and the fact the proposals will reflect a similar sized building and layout to the approval but will deliver a more sustainable building

and better quality specialist accommodation, it is hoped the council will be supportive supportive of such development.

Principle of Development

37. The current development plan is silent on the provision of specialist residential dwellings but the approval of 24/1492, establishes the principle of a residential dwelling, of a specialist type, on the site. Thus, as the scheme will be replacing this consent (which could be undertaken to create a dwelling), the scheme can be seen in the context of a replacing an existing dwelling and consent.
38. The proposals will retain a similar sized building, the same layout as proposed and is a design that is similar to that previously accepted on the site. Thus, having regard to the benefits of this alternative, when compared to the extant consent, it is considered the proposals can be considered acceptable in principle.
39. Indeed, as accepted in the previous application, the new home will be designed as specialist type of dwelling, a type of home seldom provided for the borough or within its housing stock. As with the extant consent, the proposal will secure a long term home for [REDACTED] and which would meet her needs now and into the future. This would provide security for her and would provide a type of accommodation that is rarely provided across the district. Indeed, it will allow [REDACTED] to live independently into her old age and will have a wide range of social and economic benefits, including reducing pressures on social and other care requirements.
40. This is particularly important, as the benefits of the new build will create a better layout and structure for the specialist equipment and features and thus will work much more effectively and efficiently as home for [REDACTED] and her specialist needs. In short it will create a better quality of specialist residential dwelling and will be an overall benefit to the housing stock and the borough as a whole as it will support [REDACTED] over the long term.
41. In terms of other matters relevant to the principle of development, the NPPF supports the efficient use of brownfield land and this priority can be seen as a common thread through its policies. The current use and site would be deemed a brownfield site and thus the application of Paragraph 125 would further supported the efficient and effective use of the land, whilst creating a wide range of benefits.

42. Of relevance to this application and the manner in which it would be assessed, is the council's housing supply position. It is noted that the council are only able to demonstrate a 1.7 year supply and thus the delivery of a further unit and the specialist nature of the accommodation will have benefits to the quality of the overall housing stock for the area. Furthermore, in essence the scheme can also be seen as a self-build proposal and this adds further weight to the proposals.
43. Indeed, the council have accepted it cannot show a five year supply of deliverable housing land with a very low position of 1.7 years and thus well below the requirement of the NPPF. Therefore, its housing policies are out of date having regard to the approach set out in paragraph 11 of the NPPF. This renders any policies relating to development boundaries to be out-of-date and places a positive context to such decisions. Indeed, the very serious position of the housing supply, should mean the delivery of housing should take precedence unless serious harm arises, especially in this case where the type of housing lends further weight in support of the scheme.
44. Notwithstanding the compliance with the emerging policy, as a result of the above, the development stands to be considered positively against Paragraph 11d of the NPPF which states;

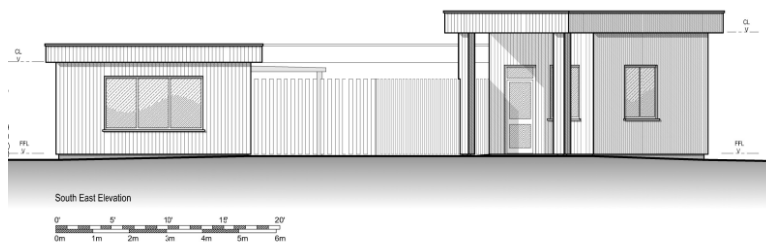
where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless

- i. 'the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and provision of affordable homes, individually or in combination'*

45. Thus, there are a range of benefits to the scheme, as set out in this statement and an absence of harm, meaning the positive balancing test falls in favour of the scheme. There are no assets of particular importance that are relevant to this application due to the neutral impact on water neutrality, which is also no longer an issue and thus the scheme can be considered positively against Paragraph 11 of the NPPF.

Design

46. The new property will be constructed on the footprint of the existing stable which will be removed and the new building will have a similar footprint to that of the existing building and the approved dwelling. The new property will be clad in timber with a metal seamed flat roof, with a larger solar array to maximise the sustainable credentials of the new property. The property will have dark grey or black metal windows will create a pleasing contrast with the timber clad elevations. This will create a rural character to the building and an enhancement compared to the existing appearance.
47. The flat roof is considered to be acceptable, as the materiality and the footprint will ensure a rural character is maintained and this was a style of property considered to be acceptable by the council previously. The appearance of the property in the 2021 approval can be seen below;



2021 consent

In that 2021 application, the council, stated;

The proposed building would comprise a single storey flat roof structure which would be finished with stained timber boarding with a flat roofed membrane to the roof and metal framed windows. The scale of the development is considered to be appropriate in relation to the other residential properties in close proximity. The natural materials used on the building would remain in keeping with the rural character and appearance of the area'

48. This new building will follow a similar design theme, but is a lesser size and scale and therefore having regards to the above conclusion, it is assumed the council will be supportive of the design approach of the new dwelling.

49. The wider setting to the building will remain very similar to that of the approved plans and will be enhanced through new planting and attractive landscaping and a new accessible garden will be created that will wrap around the property. The existing hedgerows will be retained and a new hedgerow will be planted along the boundary with the lane to the north and which will broadly screen the front garden area to the property. The gardens will also include raised accessible planters together with the hydrotherapy pool which would be relocated from the main house. A parking area would be provided to the front of the property and would allow ease of access between the property and its parking area.
50. The new building will have a similar layout internally but the additional height and structure will integrate the specialist features and equipment as part of the structure. The building would be laid out in order to be accessed from the northern elevation into an open plan dining and kitchen area and general living space (which will also have access to the garden on the southern elevation). This will be the heart of the house from which the other facilities are accessed, with an accessible WC and bathroom and wheelchair charging area located off this space.
51. The main bedroom will be located to the west of the building, with a smaller second bedroom for a carer or assistant which is accessible externally as well as having connecting doors to [REDACTED] bedroom and the main part of the dwelling. Environmental controls will be installed for the operation of doors, windows, lights and electrical devices. Externally, the garden areas will be on a level and the garden will include accessible raised planting areas.
52. The property will be served by large openings and will enjoy a well lit interior as well as having an attractive outlook over landscaped gardens.
53. The design of the building is such that it integrates renewable energy, with a large solar array as the use of an air source heat pump and the building will meet a high level of energy and water efficiency, through a fabric first approach, with high levels of insulation and water efficiency measures in bathrooms and kitchen areas.
54. Thus, the development can be said to meet Policy 32, 33 of the local plan and policy BILL2 of the neighbourhood plan and Section 12 of the NPPF.

Landscape/Heritage

55. As acknowledged in the previous application, the site is relatively well screened by the hedgerow to the west and the hedgerow to the gardens of the neighbouring property lie to the south and the distance from West Chiltington Lane, which together reduce any visibility from public view.
56. The site has a longstanding existing built form and the replacement building will be of a similar footprint, scale and massing and is also a reduction from what was approved previously. It is considered the building can achieve an enhancement of its setting, through the low profile design and natural cladding of the building which will create a rural character and will be an improvement over that of the existing building. The site will also be subject to the landscaping of the wider site including the new landscaping along the lane and retention of existing hedgerows. Due to this surrounding context, the landscape effects are also minimal, including from the footpath to the west.
57. The site is a significant distance from the nearest Listed Buildings, including Yew Tree Cottage and Kettlesbridge Cottage which are located to the north-east. It is considered due to the intervening planting, buildings and the distance of nearly 150m, the new building would not have any adverse impact on the setting of Yew Tree Cottage or Kettlesbridge Cottage.
58. Thus, the development would comply with policies 32, 33 and 34 of the Horsham Local Plan and also BILL2 of the neighbourhood plan.

Ecology

59. Due to the type of environment and lack of habitat on site it is considered the application is an exemption to the Biodiversity Net Gain regulations on the basis it meets the de minimus exemption. Furthermore, the development is effectively a self-build project for [REDACTED] (as she has had input into the design) and this represents another exemption to the regulations.
60. The building also offers limited value due to its modern construction and existing activity but additional bird boxes can be installed to the new building and the scheme can incorporate new landscaping to maximise the ecological value of the new site. This will include a native hedgerow to the north, along the lane, as well as the planting of pollinators and shrubs within the gardens.
61. The application is supported by a bat roost assessment and this confirms a negligible potential for bats.

Water Neutrality and other matters

62. The building will seek to replace the scheme approved under DC/24/1962 and which the council confirmed would be water neutral. It is clear both schemes cannot be implemented and therefore the replacement of this scheme will secure a water neutral development. However, the position statement issued in late 2025 confirms this matter is no longer an issue for development and that all development can proceed due to the headroom available.
63. The site is within Flood Zone 1 and therefore follows the usual approach of directing development to land at the lowest risk of flooding. The property can incorporate SUDS within the design and will also be served by a package treatment plant which will be within the daily discharge rates (up to 5 cubic metres) that are permissible without a permit. This, after treatment, will discharge into the river to the north, through the applicant's other land. The specification of the likely plant is attached at **Appendix 3**.

CONCLUSION - THE PRESUMPTION IN FAVOUR

64. Paragraph 11 of the NPPF dictates that this application should be considered in light of the presumption in favour of sustainable development. As the assessment within this statement shows the development would constitute sustainable development as set out by the NPPF and would deliver benefits in respect of the three roles of the planning system.
65. The scheme will create a residential dwelling which will reflect a specialist type of home and which can be created through a new building which will replace the existing built resource and the existing consent. This new build will deliver a range of benefits that wouldn't be realised by the current permission and will be of a similar design to that approved under a previous application. This will replace an existing consent for a dwelling.
66. The applicant has decided this scheme reflects a better solution to that approved and provides a better quality of specialist accommodation and the unit will meet the clear long term needs for [REDACTED] and has been designed specifically for that purpose.

67. The council's current housing supply position introduces a more positive context to the application and this statement sets out the many benefits of the development and the absence of any significant harm. Thus, the presumption in favour of sustainable development will apply and the development will meet the relevant policies.
68. The scheme will achieve water neutrality as required but this is no longer necessary in any case.
69. Therefore, the development will accord with the tests of Section 38 of the Planning and Compulsory Purchase Act 2004 and it is anticipated planning permission will be forthcoming.

Appendix 1

Mr Ashley Wynn
Greenhayes Planning
Greenhayes Studio
106 Hastings Road
Battle
TN33 0TW
United Kingdom

**Kettlesbridge Farm West Chiltington Lane Coneyhurst West Sussex
Conversion and alteration of existing stable block building to create a dwelling. Creation of
parking, gardens and landscaping with use of access to West Chiltington Lane.**

Your application DC/24/1962 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Ashley Wynn
Greenhayes Planning
Greenhayes Studio
106 Hastings Road
Battle
TN33 0TW
United Kingdom

Application Number: DC/24/1962

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mrs K Bryant

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion and alteration of existing stable block building to create a dwelling. Creation of parking, gardens and landscaping with use of access to West Chiltington Lane.

Kettlesbridge Farm West Chiltington Lane Coneyhurst West Sussex

to be carried out in accordance with Application No. DC/24/1962 submitted to the Council on 17/12/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 25/07/2025

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality	NONE	17.12.2024
Floor plan	Existing	P24-04-01 TP	17.12.2024
Supporting Statement	Planning and design	NONE	17.12.2024
Floor plan	Proposed	P24-04-20 TP	17.12.2024
Elevation plan	Proposed section	P24-04-21 TP	17.12.2024
Elevation plan	Existing section	P24-04-02 TP	17.12.2024
Location & Block plan		P24-04-06 TP	17.12.2024
Supporting Statement	Bat Roost Assessment	Ref.25011	15.04.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement (Slab Level) Condition:** Prior to the commencement of the development above slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Roost Assessment Report (CT Ecology, April 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout 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 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: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the National Planning Policy Framework 2024 and s40 of the NERC Act 2006 (as amended).

- 4 **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:
- (a) Details of all existing trees and planting to be removed and retained
 - (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - (c) Details of all hard surfacing materials and finishes
 - (d) Details of all boundary treatments

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).

- 5 **Pre-Occupation Condition:** A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the

provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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) and Policy 31 of the Horsham Development Framework.

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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 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).

- 9 **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 Report (CT Ecology, April 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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).

- 10 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

- 11 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

- 13 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A or B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

Note to Applicant

Southern Water - Advisory

Cess pit proposed

The Environment Agency should be consulted directly by the applicant regarding the use of a cess pit.

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

SuDS

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:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

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. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building

regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

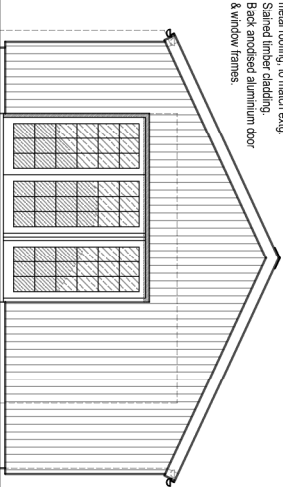
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

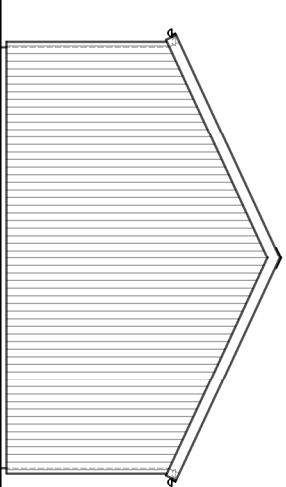
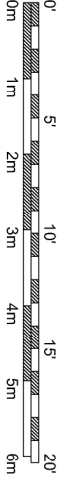
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

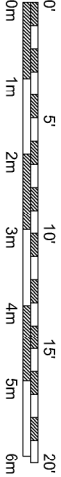
Proposed External Finishes:
New roof: metal roof, to match existing
Sainted timber cladding
Black anodised aluminium door
& window frames.



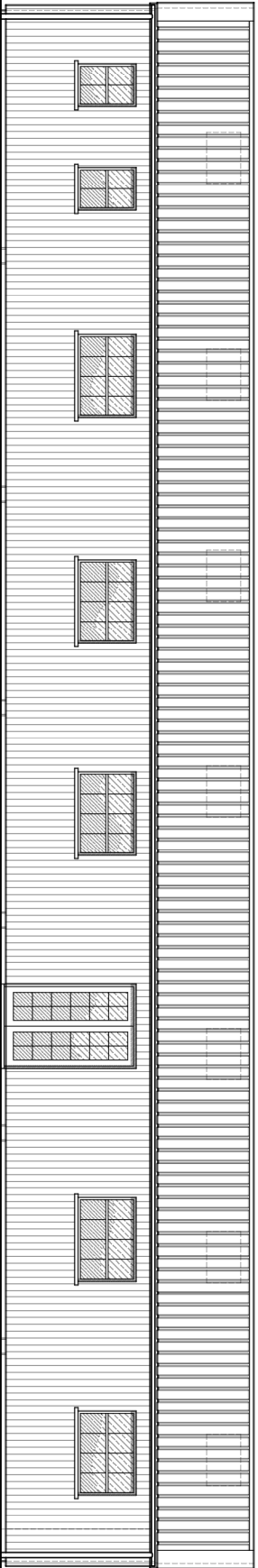
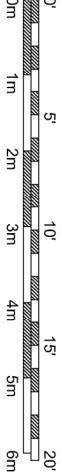
South East Elevation



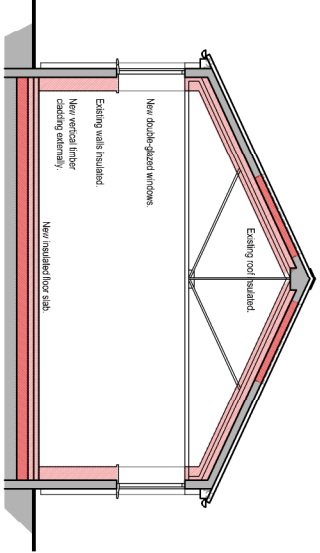
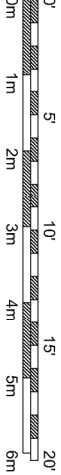
North West Elevation



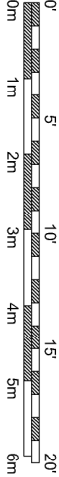
South West Elevation



North East Elevation



Indicative Section



Rev.	Date	Initials	Notes
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Chris Neale Architectural & Planning Consultant 12, Stockwell Road East Grinstead W. Sussex, RH19 4AU. 01342 326281
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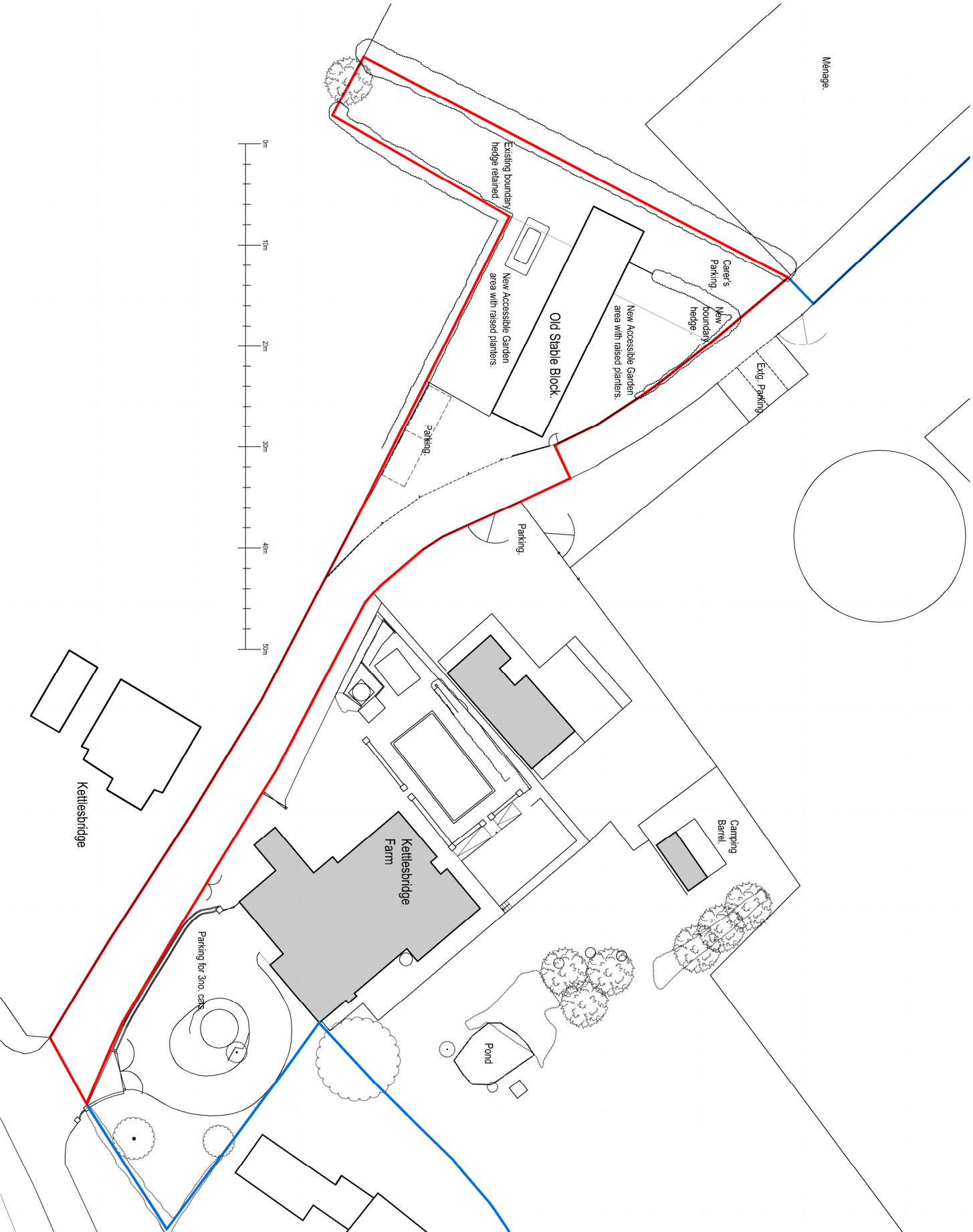
Project Proposed Property for, Ella Bryant-Brand, Kettlesbridge Farm, West Chiltington Lane, Coneyhurst, RH14 9DN.

Client Kim Bryant.	Title Proposed Elevations & Section, Old Stable Block
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Drawn C.J.N. Scale 1:100 @ A3 Date Oct. 2024	Drawing No. P 24-04-21 TP.	Rev. -
Do not scale from this drawing. All figured dimensions to be checked on site before construction and any discrepancies to be notified immediately. © The design is copyright.		
PRELIMINARY, liable to change without notice, not for construction		



Location Plan
Scale 1:1250
10m grid.



Site Plan
Scale 1:500
10m grid.

Rev.	Date	Initials	Notes

Chris Neale Architectural & Planning Consultant 12, Stockwell Road East Grinstead W. Sussex, RH19 4AU. 01342 326281		Project Kettlesbridge Farm, West Chillington Lane, Coneyhurst, RH14 9DN.	
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Client	Kim Bryant.	Title	Site & Location Plans.
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Do not scale from this drawing. All figured dimensions to be checked on site before construction and any discrepancies to be notified immediately.		Rev.	
Drawn	CJN	Drawing No.	
Scale	As given @ A3	P	24-04-06 TP.
Date	Oct. 2024		-
PRELIMINARY, liable to change without notice, not for construction			

Appendix 2

Kettlesbridge Farm
West Chilton Lane
Coneyhurst
Billingshurst

Dear Sir/Madam

**PLANNING APPLICATION
KETTLESBRIDGE FARM**

I am writing in respect of the new application for a new home for [REDACTED] which will replace the dwelling and consent approved in 2024.

This application follows an earlier application whereby the council have granted a dwelling to be created on the site through the reuse of the stable. This will provide [REDACTED] with a long term home which is separate to our house and thus provides her with security over the long term in terms of her housing situation.

We have been looking into the detailed design of the approved conversion scheme and whilst this is feasible, the envelope of the building does present limitations in terms of the intended purpose of the new property, mainly that relating to the installation of the specialist equipment [REDACTED] will require in the future, such as ceiling hoists, etc. and also the limitations this presents the environmental standard the building can achieve. These matters are particularly important to us as these are key to [REDACTED] security over the long term.

Thus, as there will be a separate and independent dwelling on the site in any case, we are seeking permission to replace this building and the consent with a new purpose built dwelling. This will be of a similar footprint and same site layout as approved, but will a purpose built dwelling which will achieve the highest environmental standards and will meet all of [REDACTED] needs over the long term.

Indeed, due to the internal height of the building and the pitched nature of the roof, the hoists and internal height is limited and will be very costly to explore, and which will also likely be less than ideal in terms of operation over the long term. Thus, instead of this, the new purpose built building can ensure this equipment (or its future installation) can be considered as an integral part of the structure. This will be both cost effective and will function much better than the current scheme.

Also, in terms of the environmental performance of the building, due to the internal height of the building and its structure, including the extent of its roofscape and orientation, the existing scheme is limited in this regard. The new building will allow for a greater range of solar arrays, internal levels of insulation and an air source heat pump, none of which is required on the current building or is feasible in any effective way. This new build option will

allow us to capture these benefits which will be good for the environment and also ensure low running costs for [REDACTED] into the future, which is a key requirement and comfort for us, knowing the property could operate with little overall cost.

We would seek to retain a rural character to the building, with timber cladding and a footprint not dissimilar to the current building and the design is similar to an earlier design accepted by the council. The wider site will also be landscaped and new trees added for the benefit of the wider site and area.

Just for completeness and ease of reference, my letter will set out [REDACTED] needs, and we are hopeful the council will be supportive of this replacement/alternative proposal.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

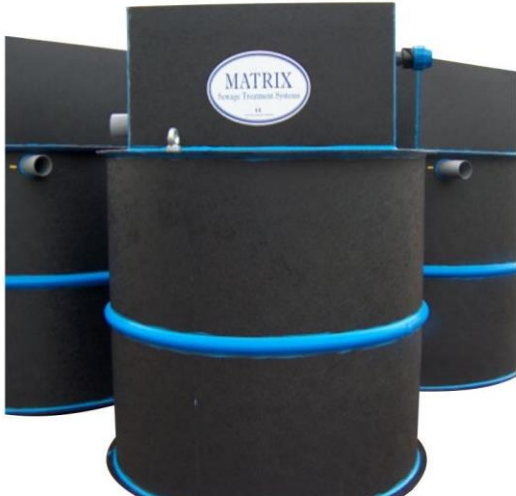
We do hope that the council will support the application

Yours faithfully

Kim Bryant

Appendix 3

Details of PTP



6 PERSON MATRIX SEWAGE TREATMENT SYSTEM, PUMP DISCHARGE

Product Ref: **CLF1P**



Dimensions: **H:2118mm**
Lid Size: **900**
Diameter: **1500mm**

Estimated Lead time **4-5 Working Weeks**

**Home Delivery**
UK mainland delivery from **FREE** ex VAT

CHECK DELIVERY COST

Quantity:  1 

Many thanks for your email and please see attachments.

The proposed system is a **Matrix CLF1** which is sized for 6 population use.

The General Binding Rules state that any system of this size cannot discharge treated effluent to a water course of more than 5 cubic metres per day

The Matrix Plant is well below this at 0.9 cubic metres per day, which also within conditions does not require a discharge permit from the EA.

The proposed system will be supplied with an internal Pump to lift the treated effluent and aid discharge across the Paddock to the stream.

We hope this is useful, if however you have any questions or require any further information please call on 01293 769865

Kind Regards