Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1870
Little Fairseat, Georges Lane, Storrington, West Sussex, RH20 3JH

DESCRIPTION:
Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works.

RELEVANT PLANNING HISTORY:

None Relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Neighbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan has been Made.
Policy 14 – Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

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: Holding Objection

The first consultation response from the Tree Officer, dated 27 January 2025, raised a holding objection to the proposed development. Following a site visit, it was noted that the proposal would necessitate the removal of several young and mature trees, and that any trees to be retained would require adequate protection measures during construction. In order to fully assess the tree-related implications of the scheme, the officer requested a BS 5837-compliant Tree Survey and Arboricultural Impact Assessment, including a tree protection plan. This documentation was to be prepared by a suitably qualified arboricultural professional. The officer emphasised that adherence to BS 5837:2012

guidelines would ensure proper integration of the development with existing trees and help avoid potential conflicts.

Re-consultation response (received 14.05.2025) – No Objection

The second consultation response acknowledges that significant amendments had been made to the site layout and that the application was now accompanied by an Arboricultural Method Statement and a Tree Protection Plan. These documents addressed many of the earlier concerns. It was confirmed that a total of ten low-quality category C trees were proposed for removal to facilitate the development, along with a Silver Birch that had been felled prior to submission. However, due to the high number of trees on the site, this loss was not considered to result in any major harm to the landscape. While some elements of the development encroached upon the root protection areas (RPAs) of retained trees, specifically access and garage construction, these impacts were assessed as being within tolerable limits. The officer concluded that the proposed tree protection measures were robust and compliant with BS 5837 standards, and that the long-term retention of the remaining trees was viable, provided the development proceeded in accordance with the submitted arboricultural documents. Several pre-commencement and regulatory conditions were recommended to ensure continued protection of the trees throughout and beyond the construction process.

Natural England: No Objection

Subject to appropriate mitigation being secured. Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection (SPA) and Ramsar site.
- damage or destroy the interest features for which Amberley Wild Brooks Site of Special Scientific Interest (SSSI) and Pulborough Brooks SSSI have been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- The delivery, management and maintenance of any measures identified in the applicant's water neutrality statement that are required to ensure that the proposed development will not result in increased levels of abstraction within the Sussex North Water Supply Zone.

Natural England Bat Assessment: States to refer to their standing advice.

Ecology Consultant: No Objection

The ecological consultation response raised no objection subject to conditions and highlighted the need to await Natural England's formal comments on water neutrality and bat habitat assessments. The submitted Preliminary Ecological Appraisal and Bat Survey (Urban Edge Environmental Consulting Ltd., October 2024) were reviewed and considered sufficient, confirming that no further bat surveys were required unless plans changed to impact specific trees with potential roost features. Although several trees and hedgerows will be removed, this was deemed acceptable if mitigated through an Ecological Design Strategy. A Wildlife Sensitive Lighting Strategy was recommended to protect foraging and commuting bats, particularly the Barbastelle species associated with The Mens SAC. Additional precautionary method statements for Hazel Dormouse and Hedgehog were supported. Biodiversity enhancements were encouraged and should be secured through a Biodiversity Enhancement Layout. The consultant concluded that, with proper mitigation in place and adherence to conditions, the proposal would not result in adverse ecological impacts.

Parish Comments:
No Objection - Washington Parish Council makes no objection to this application on condition that the annexe is tied to the main property and the proposals align with the relevant guidelines of the adopted Heath Common Design Statement.

Representations:
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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 14 of the Storrington, Sullington and Washington 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 and landscape.

The proposed development consists of extensions to the existing dwelling, a new detached garage, and the erection of a single-storey annexe, accompanied by landscaping and site remodelling. It is considered that the scale and massing of the works remain subservient to the host building, the extended elements do not dominate the original form. The annexe is located within the large residential curtilage, positioned to the north-west and appropriately separated from public views and neighbouring properties.

Paragraph 130(c) of the NPPF states that planning policies and decisions should ensure developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.” In this regard, Policy 33(3) and (4) of the HDPF require development to relate sympathetically to its built surroundings and be locally distinctive in character but also recognise that innovative and contemporary design can be acceptable where it respects the context.

The proposal incorporates a contemporary design approach with natural stone, timber cladding and slimline glazing. While this departs from the traditional form of the existing dwelling, the surrounding area is not of a uniform architectural style and the generous plot allows the development to be accommodated without visual harm. Furthermore, the proposal reflects the general character within the area, achieved by incorporating a pitched roof and variation of materials. The low single-storey height of the annexe and garage, together with the screening provided by mature landscaping, ensures the proposal remains subservient and sympathetic to the setting, and would not appear any more out of proportion over and above the existing arrangement.

The location benefits from a well-established boundary planting scheme and generous plot size, further reducing any potential visual prominence. Site photos confirm that existing trees and mature landscaping help anchor the development in the landscape. The low profile of the structures ensures

there is no unacceptable impact on the skyline or wider views from Georges Lane or adjacent properties.

The overall layout, architectural detailing, and relationship with the existing dwelling and landscape are considered appropriate. It is therefore considered that the design represents an acceptable balance between respecting local character and allowing appropriate innovation, in line with Paragraph 130(c) of the NPPF, Policies 32 and 33 of the HDPF, and Policy 14 of the Neighbourhood Plan.

Arboricultural Impact

The proposed development includes the removal of ten category C trees to facilitate construction works, alongside the retrospective removal of one additional Silver Birch prior to submission of arboricultural documentation. While this represents a degree of tree loss, the Tree Officer has confirmed that the trees to be removed are of low arboricultural value and that their removal will not result in significant harm to the character of the site or surrounding landscape, which is well wooded and contains a substantial number of retained mature trees.

An Arboricultural Method Statement and Tree Protection Plan have been submitted. These documents provide for appropriate protective measures during the construction phase, ensuring the safeguarding of retained trees. Encroachments into Root Protection Areas have been reviewed and considered within tolerable limits, primarily affecting access and garage areas. The site's topography and previous development activity have likely influenced existing root patterns, without undue risk to tree health.

Following revisions to the site layout and the provision of arboricultural documents, the Council's Arboricultural Officer withdrew their initial holding objection. The tree protection measures proposed are considered robust and appropriate, and it has been concluded that, if implemented correctly, the retained trees can be successfully safeguarded during and after development.

Conditions are recommended to ensure that no development activity commences until tree protection fencing has been installed and agreed on site by the Council's Arboricultural Officer. Additional regulatory conditions secure ongoing protection for retained trees and mandate replacement planting should any trees suffer damage during works.

Accordingly, it is considered that the proposed development is acceptable in terms of tree protection and complies with Policy 31 of the Horsham District Planning Framework (2015), subject to the recommended tree protection and mitigation conditions.

Impact on Neighbouring 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 extension elements to the main dwelling are modest in height and footprint and are contained well within the plot boundary. Their orientation and layout ensure that there is no adverse impact in terms of loss of light, overlooking, or overbearing presence to adjacent dwellings.

The new annexe and garage have been located to minimise interaction with nearby buildings. Site levels, existing planting, and the orientation of fenestration have all been carefully considered in the design, which reduces the likelihood of any privacy intrusion. The annexe itself is limited to a single storey, with no habitable rooms positioned in such a way that would affect neighbours.

The generous plot size, vegetative screening, and low density of surrounding development contribute to a spacious setting, where any impact from built form is significantly mitigated. Additionally, the annexe is conditioned to remain ancillary to the host dwelling, ensuring that it does not operate independently and therefore does not introduce additional residential intensity or associated disturbance.

It is considered that the proposal would not give rise to any unacceptable impact on the amenities of neighbouring residents and therefore accords with Policy 33 of the Horsham District Planning Framework (2015). It is noted that no letter of representation was received for this application.

Ecology

Policies 25 and 31 of the HDPF seek to conserve and enhance the natural environment, protecting biodiversity and ecological networks. Proposals are encouraged to avoid harm to protected species and habitats and to deliver opportunities for biodiversity enhancements wherever possible.

The site lies within the wider conservation area of The Mens Special Area of Conservation (SAC) and also within the Sussex North Water Supply Zone, which affects the Arun Valley SAC, SPA, and Ramsar site. As such, the Council carried out a Habitats Regulations Assessment (HRA) Appropriate Assessment to consider the potential impacts of the proposal on these designated sites.

The assessment identified that, without mitigation, there could be impacts on foraging and commuting routes for Barbastelle bats (a qualifying species of The Mens SAC) and on water abstraction affecting the Arun Valley sites. However, with mitigation secured through planning conditions, it was concluded that the development would not result in an adverse effect on the integrity of these protected sites, either alone or in combination with other projects.

Mitigation measures include an ecologically sensitive lighting strategy, compensation for tree and hedgerow loss through an ecological design strategy, and biodiversity enhancements such as bat and bird boxes. A water neutrality strategy has also been submitted and approved. The Council's ecologist raised no objection subject to these measures being conditioned.

Natural England have been consulted of the Bat HRA they have no comment on the application and have asked to refer to their standing advice.

In summary, the development is considered acceptable in ecological terms and complies with Policies 25 and 31 of the HDPF, as well as the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The HRA concluded that no further consultation with Natural England is required, as there is no adverse effect on designated habitats with the proposed mitigation in place.

Water Neutrality

The application site lies within the Sussex North Water Supply Zone, where water abstraction has been identified as having a likely significant effect on the integrity of European protected sites in the Arun Valley SAC, SPA, and Ramsar areas. In accordance with Natural England's Position Statement (September 2021), all new development within this zone must demonstrate water neutrality.

Natural England has been consulted and raised no objection to the proposal, subject to the imposition of a planning condition securing appropriate mitigation. This condition ensures compliance with Policy 31 of the Horsham District Planning Framework (HDPF), the Conservation of Habitats and Species Regulations 2017 (as amended), and Paragraphs 193 and 194 of the National Planning Policy Framework (2024).

The proposal includes an annexe, which under Natural England's guidance must be assessed separately for water neutrality purposes. While the submitted water neutrality statement covers the main dwelling, the annexe requires its own baseline and offset calculation.

To address this, the applicant has opted to comply with the Sussex North Water Certification Scheme (SNWCS) and has agreed to the relevant planning condition securing mitigation through this scheme. This approach ensures that both the main dwelling and the annexe are covered under a certified water neutrality framework.

As of October 2025, the UK Government, in collaboration with regulators and industry, has reached an agreement that allows development to resume in North Sussex, following a four-year pause due to concerns over water abstraction impacts on the Arun Valley. However, Natural England's Water

Neutrality Position Statement remains in force until formally withdrawn, and all planning applications within the Sussex North Water Supply Zone must continue to demonstrate water neutrality.
The SNWCS remains a valid and optional mechanism for applicants to meet water neutrality requirements. It provides a structured and certifiable pathway for offsetting water use, ensuring that new development does not increase pressure on sensitive water resources.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

In conclusion, the proposed development includes appropriate ecological mitigation and enhancement measures that address potential impacts on protected species and designated sites. With these secured by condition, the scheme is considered environmentally acceptable and in line with relevant planning policies.

Recommendation: Application Permitted

Conditions:

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 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) Confirmation has been submitted to and been approved in writing by the Local Planning Authority that the water demand from the proposed development has been offset in accordance with the terms of the s106 legal agreement completed to accompany the grant of this planning permission.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations addressed by the Natural England Position Statement of September 2021 and to satisfy the Authority's duties pursuant to the Protection of Habitats and Species Regulations 2017 (as amended) at Regulation 63.

4 **Pre-commencement Condition**: No development shall take place until an ecological design strategy (EDS) addressing the compensation for the loss of seven trees and five hedgerows has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and/or working method(s) to achieve stated objectives.
d) Extent and location/area of proposed works on appropriate scale maps and plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works.

h) Details of initial aftercare and long-term maintenance.
i) Details for monitoring and remedial measures.
j) Details for disposal of any wastes arising from works.

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

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).

5 **Pre-commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until, the BS5837 specification tree protection fencing has been installed the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboricultural Officer can agree the in situ BS5837 specification barrier fencing and supervise that condition 10 attached to planning permission to ensure it is fully complied with.

- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: To protect the health and longevity of the trees in accordance with Policy 31 of the Horsham District Planning Framework (2015)

6 **Pre-commencement (Slab Level) Condition**: A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting Ltd., October 2024) 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 NPPF 2024 and s40 of the NERC Act 2006 (as amended).

7 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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).

8 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Survey (Urban Edge Environmental Consulting Ltd., October 2024) and Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting Ltd., October 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will 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 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).

9 **Regulatory Condition**: The development hereby approved shall be carried out in accordance with the approved Arboricultural Methods Statement (AMS) and The Tree Protection Plan Drawing No: TPP 0001 documents prepared by David Archer Associates dated April 2025

Reason: To protect the health and longevity of the trees in accordance with Policy 34 of Horsham District Planning Framework (2015)

10 **Regulatory Condition**: Other than agreed as part of the approved Tree Protection Plan Drawing No: TPP 0001, 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 hereby permitted. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: No additional external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

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

12 **Regulatory Condition**: The annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Little Fairseat, Georges Lane, Storrington (as identified on the approved plans) and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/24/1870

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing	EX01	20.12.2024

Floor plan	Existing Ground	EX02	03.12.2024
Roof plan	Existing	EX03	03.12.2024
Elevation plan	Existing Front and Rear	EX04	03.12.2024
Elevation plan	Existing Side	EX05	03.12.2024
Floor plan	Proposed Ground	PR01 REV B	19.08.2025
Roof plan	Proposed	PR02 REV B	19.08.2025
Elevation plan	Proposed Front and Rear	PR03 REV A	19.08.2025
Elevation plan	Proposed Side	PR04 REV C	19.08.2025
Floor plan	Proposed Annexe and Roof	PR05 REV B	19.08.2025
Elevation plan	Proposed Annexe	PR06 REV A	19.08.2025
Supporting Docs	Supporting Images	NONE	03.12.2024
Supporting Docs	Preliminary Ecological Appraisal Report	UE0690_GeorgesLn_PEA_0_241010	03.12.2024
Supporting Docs	Bat Survey	UE0690_GeorgesLn_Bats_0_241010 UE0690_GeorgesLn_Bats_0_241010	03.12.2024
Location & Block plan	Proposed	PR07 REV B	19.08.2025
Supporting Docs	Water Neutrality Statement 2	NONE	20.03.2025
Supporting Docs	Arboricultural Method Statement	NONE	10.04.2025
Section plan	Existing and proposed Section A-A	PR08 REV B	19.08.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 21.10.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.10.2025