Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2326
Wood End Farm, Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:
Erection of 1no. cattle barn and cattle handling system with concrete base

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/22/0553 | Upgrading of existing dirt field track to graded hardcore and the erection of a multi-purpose agricultural livestock and storage building with hard standing area. | Permitted on 01.08.2022 |
| DC/22/2354 | Erection of a multi-purpose feed, storage and machinery barn with concrete hardstanding area | Permitted on 12.04.2023 |

SITE AND SURROUNDS

The application site is located on the southern side of Ifield Way. The parcel of land in question is situated beyond Woodend Cottage, a detached bungalow. The land comprises of an open agricultural field enclosed by mid-level hedgerows. The land is subject to seasonal lets for grazing as well as grass conservation and is currently being used as arable farming with a mixture of permanent grassland and small woodland areas. The site is also being used to accommodate a herd of suckler cows.

DETAILED DESCRIPTION

The proposal seeks planning permission for the erection of 1 no. cattle barn and cattle handling system with concrete base measuring 22.86m width x 20.985m depth and the ridge height of 7.487m. The proposal would be a replica of the original cattle building built under planning permission DC/22/0553. The proposed barn would utilise the existing access.

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 1 - Strategic Policy: Sustainable Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

**Neighbourhood Plan**:
Rusper Neighbourhood Plan 2018 – 2031. Of relevance to this application are the following policies –
Policy RUS1: Spatial Plan
Policy RUS2: Rural Diversification
Policy RUS3: Design
Policy RUS5: Green Infrastructure and Biodiversity

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 Environmental Health**: *There are no EH comments on this application.*

**WSCC Highways**: *The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.*

**WSCC Fire and Rescue**: *Having viewed the details for planning application no. DC/23/2326 for the erection of 1no. cattle barn and cattle handling system with concrete base; evidence is required to show suitable access to the new build Barn can be achieved and a turning facility available to enable a fire appliance to turn and make their exit, conforming with the requirement of Approved Document B (AD-B) Volume 2 B5 section 15. From the information provided, it is unclear if these requirements have been met.*

**Archaeological**: *Although the site is within an Archaeological Notification Area DWS8516 Iron Ore Industry and Medieval Moated Site, Rusper- the site is some distance from the moated site and the form of the new build being a steel frame with pad foundations will minimise below ground disturbance and so will not impact significantly on buried archaeological deposits. We therefore have no archaeological recommendations in this case.*

Parish Comments:
Rusper Parish Council RESOLVED to support to this application.

Representations:
There was 1 no. support received during the neighbour consultation process. The following comments were made:
- strongly support this application
- return of active agriculture to the area, for livestock to use the land rather than it sitting empty at the mercy of development.
- encouraged and supported by local planning rather than building 1000s of unaffordable houses being built on local countryside

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

**Principle of Development**:

The site is located outside of the defined built-up area boundary and is therefore considered to be within a countryside location. As such, the countryside protection policies within the Horsham District Planning Framework (HDPF) are applicable in the case of this application.

HDPF Policy 26 states that development outside of built-up area boundaries must be essential to its countryside location, and must either:

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

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

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

The submitted design and access statement explains that a recent Herd Health review revealed an issue with BVD (Bovine Viral Diarrhoea) being passed on from brought-in cattle to the home-grown calves. To maintain current cattle numbers and provide enhanced welfare conditions with more room in the building a second cattle building is proposed to be built adjacent to the first original cattle building approved under planning permission DC/22/0553.

The provision of an additional cattle building, in close proximity to the original livestock building, would ensure adequate floor space is provided for the cows and calves. It is therefore considered that the proposed building would support the needs of agriculture and the livestock housed at the site.

In conclusion, it is considered that the proposal would meet the needs of the operation and the building would also be clearly designed for its intended purpose as an agricultural building. The principal of the proposal is therefore considered to be acceptable.

**Design and Appearance**:

Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

This type of agricultural building proposed is typically seen in a rural location. Therefore, the proposed agricultural building would be in keeping within the countryside setting. It is considered that the proposed agricultural building would be constructed of materials which would be typical for such a building. The proposal would sit within the context and grouped with the existing livestock building and the multi-purpose storage barn therefore it is considered that the proposal would not have any adverse

impact on the character or appearance of the wider surrounding area. Supplementary information has been provided to justify the proposed building in respect to the agricultural activities at Wood End and would be constructed of appropriate materials. As such, the design of the proposal would accord with the above policies and relevant sections of the NPPF.

**Amenity Impacts**:

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.

Due to the remote location of the application site, the positioning as well as the layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

**Highways Impacts**:

It is understood that no alterations are proposed to the existing vehicular access arrangement. The proposed cattle barn and handling system would be used in association with existing agricultural uses at this site, to enhance the welfare of the herd. Following consultation with the Local Highway Authority it is not anticipated that the proposal would give rise to a material intensification of use of the existing access point. The existing parking and turning arrangements would be acceptable to serve the existing and proposed uses. Therefore, there are no transport grounds to resist the proposal.

**Water Neutrality**

The submitted Design and Access Statement explained that the additional cattle barn would not require any further water to be used on the site as the cattle numbers would remain the same. The rainwater capture system would be installed on the new building which would providing additional 5,000l of water storage capacity to help with the water demands of the current livestock. There are no plans to increase livestock numbers on the holding and therefore no increase in demand is expected.

In conclusion, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation/use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

**Conclusions**:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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

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

4 **Regulatory Condition**: The building hereby permitted shall be used solely for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development unrelated to an essential rural activity would not normally be permitted.

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

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

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.

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**Plans list for: DC/23/2326**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Cattle Handling System | NONE | 19.01.2024 |
| Location plan | | NONE | 16.01.2024 |
| Site plan | | NONE | 27.12.2023 |
| Plans | 3D, as proposed | GA04 | 27.12.2023 |
| Layout plan | Columns, as proposed | GA03 | 27.12.2023 |
| Elevation plan | As proposed | GA01 | 27.12.2023 |
| Roof plan | As proposed | GA02 | 27.12.2023 |
| Design & Access Statement | | NONE | 27.12.2023 |

**DELEGATED**

Case Officer sign/initial Halima Chowdhury Date: 15.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 15.03.2024