Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0378
Westons Farmhouse Annexe, Westons Hill, Itchingfield, Horsham, West Sussex, RH13 0BD

DESCRIPTION:
Variation of Condition 1 and 3 of previously approved application DC/24/0023 (Variation of condition 1 and 3 of previously approved application reference DC/23/1094 (Construction of agricultural track) relating to minor material changes to layout and addition of a French Drain) Relating to access design and materials.

RELEVANT PLANNING HISTORY:

DC/24/0023	Variation of condition 1 and 3 of previously approved application reference DC/23/1094 (Construction of agricultural track) relating to minor material changes to layout and addition of a French Drain.	Application Permitted on 01.03.2024
DC/23/1094	Construction of agricultural track.	Application Permitted on 18.08.2023

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 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Highways: There are no highway safety concerns relating to the proposal such that there are no objections subject to the inclusion of an informative.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to

demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
Support the application.

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
Planning permission was granted under DC/23/1094 for 'Construction of agricultural track'. A subsequent application (DC/24/0023) was granted to vary condition 1 and 3 of the DC/23/1094 permission in respect of layout of the agricultural track and to add a French drain. The current application seeks to vary condition 1 and 3 of DC/24/0023 to alter the access design and materials.

Character and Appearance

Policy 32 and 33 of the HDPF seeks 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.

The alteration proposed over the previous application would be modest, with the access being the only material difference between the current application and the DC/24/0023 application. The current proposal would increase the width of the access to accommodate delivery vans required to enter the site in relation to the existing Farmshop on site. It is not considered to result in a detrimental impact on the overall appearance or understanding of the application site and there would be no adverse impact on the setting of surrounding heritage assets. It is considered that the visual impact of the proposal is acceptable and would accord with the above policies.

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.

Given the nature of the proposal which is an alteration in access of a track, there would not be any unacceptable impact on neighbouring residential properties from the development.

Highways Impacts:

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

No objection from the Highway authority and the proposal is considered to be in accordance with policies 40 and 41 of the HDPF.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling 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.

Conclusion

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

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 18 August 2026.

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

3 **Regulatory Condition**: The tracks hereby approved (as indicated on the approved plans) shall be laid in accordance to the application form submitted unless detail of alternative materials have been submitted to and approved in writing by the Local Planning Authority prior to the works commencing.

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).

NOTE TO APPLICANT
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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/24/0378
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Cover letter	NONE	08.03.2024
Supporting Statement	Technical Note	NONE	08.03.2024
Site plan		WFWH/SR/6009 REV B	08.03.2024
Site plan	Proposed	1 110 REV E	08.03.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 03/05/2024

Authorising Officer sign/initial Guy Everest Date: 03.05.2024