Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0289
Broadview , Guildford Road, Broadbridge Heath, West Sussex, RH12 3PQ

DESCRIPTION:

Change of use of building to provide 6 bedspaces for students with special educational needs to include refurbishment and Internal alterations. (Full)

RELEVANT PLANNING HISTORY:

DC/21/0234	Replacement of solid oak glazed entrance screen to southern elevation of building (Full Planning Application).	Application Permitted on 17.05.2021
DC/21/0235	Replacement of solid oak glazed entrance screen to southern elevation of building (Listed Building Consent).	Application Permitted on 17.05.2021
DC/24/0017	Change of use of existing dwelling to provide 6 bedspaces for students with special educational needs with associated alterations (Full Planning)	Application Refused on 22.03.2024
DC/24/0018	Change of use of the existing building to provide 6 bedspaces for students with special educational needs with associated alterations (Listed Building Consent)	Application Permitted on 22.03.2024
DC/24/1037	Refurbishment, internal alteration and change of use of the existing building to provide 6No. bedspaces for students with special educational needs (Full Application).	Withdrawn Application on 19.09.2024
DC/24/1038	Refurbishment, internal alteration and change of use of the existing building to provide 6No. bedspaces for students with special educational needs (Listed Building Consent).	Application Permitted on 16.09.2024
DC/25/0290	Change of use of building to provide 6 bedspaces for students with special educational needs to include refurbishment and Internal alterations. (Listed Building Consent)	Pending Consideration

DESCRIPTION OF THE SITE

There are a number of buildings within the application site and the site is accessed via the Rapkyns Care Centre from Guildford Road. Nearby residential properties serving New B Barn School including The Clockhouse and Farmhouse.

Broadview itself is accessed from a private drive south of Guildford Road. Broadview itself is a large Grade II residential property with a number of ancillary outbuildings. The site itself is within a countryside location outside of the built up area boundary.

DESCRIPTION OF THE APPLICATION

The proposed development would support Treehouse Educare to provide accommodation and care for the existing pupils at New Barn School.

In regards to the eligibility criteria for Broadview, the children cared for would be between the ages of 7 and 19 years of age, with their education at the nearby associated school. The staff on site would not be living at Broadview but would work in a rota style shift pattern.

No external alterations are proposed to Broadview itself, with no additional built footprint on site and some internal changes proposed to facilitate the change of use. No parking alterations would occur on site.

The ancillary outbuilding would be converted to a laundry/utility space.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 18 - Retirement Housing and Specialist Care
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 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 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Slinfold Neighbourhood Neighbourhood Plan:
Policy 5: Development Principles

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Natural England: No objection subject to appropriate mitigations

WSCC Highways: No Objection

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use is not anticipated to give rise to a significant material intensification of use of the existing access point. From inspection of the plans, the application site exhibits suitable space for vehicular parking associated with the proposed use to be accommodated, with space for turning. No objection subject to the inclusion of relevant conditions.

Fire and Rescue: Comment

Having viewed the plans for the planning application no. DC/25/0289 for the change of use of building to provide 6 bedspaces for students with special educational needs to include refurbishment and Internal alterations. (Full): the nearest fire hydrant for the supply of water for firefighting is 515-metres away,425-metres further than the 90-metre distance required for a commercial premises. If an alternative water supply for firefighting is to be considered it will need to conform with the details identified in Approved Document-B (AD-B) Volume 2: B5 section 16 and agreed with West Sussex Fire & Rescue Service.

Evidence will also be required to show the Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 2: B5 Section 15, including Table 15.2 and diagram 15.3. A fire appliance requires a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edge or curbs.

Although this is the change of use of an existing property, it is a significant change with no supply of water for firefighting available within the required distance, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided. This would also benefit the other units on the site.

Conservation Officer: No Objection

No alterations since the previous application, such that the previous comments are applicable.

"The barn is fully established as a dwelling following conversion in the 1990s. The conversion is generally sensitive to retaining an appreciation that this is a historic farm complex. The current proposals will result in no greater impact to the special interest of the listed building. I am satisfied the change of use and physical alterations will not be harmful. No detailed conditions are required."

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Parish Council: No Objection

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:

Policy 18 of the HDPF states that proposals for development which provide retirement housing and specialist care housing will be encouraged and supported where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. The Council will particularly encourage schemes that meet identified local needs for those on lower incomes and provide affordable accommodation for rent or shared ownership/equity.

Policy 42 of the HDPF states that positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from, among others, people with additional needs, including the disabled and those with learning disabilities.

Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. 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

The current application reflects in use and design, a previous application under DC/24/0017. The principle of the development was considered to be acceptable, with no significant increase in activity over what is capable within the site currently. The proposed development is considered C2 use rather than C3(b) by virtue of those residing there not being considered a single household. This is considered because the staff would be working in shifts and the children would require care and being of a mix of potential ages such that the children would not be able to operate as a single household.

The proposed change of use would provide a contribution towards meeting the needs of special education residential care needs within the district such that it would be considered to meet the needs of the district in terms of the provision of specialist care housing. This would be acceptable in regards to policy 18 of the HDPF.

In light of the site context, being in close proximity to other residential institutions and schools the nature and character of the proposed use would not result in an intensification of use in light of the objectives of policy 26 of the HDPF.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks to ensure that the development in the district promotes high standard/high quality design in order to enhance and protect locally distinctive characters such as landscaping (both within a scheme and having regard to the impact on surrounding landscapes) and considerations on the local, social, and environmental characteristics. It also seeks to ensure that the scale, massing and appearance of the development and layout (where relevant) 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 34 of the Horsham District Planning Framework, which is the main policy against which works to Listed Buildings are assessed. Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

As per the previous application, there would be no additional built form on site resulting from the proposal and the change of use would not in itself result in an unacceptable change of design and appearance. It is considered that the change of use would not harm the special character of the listed building.

Residential Amenity:

Policy 33 of The Horsham District Planning Framework 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.

It is considered that the internal changes resulting from the proposal would result in a satisfactory size and standard for future residents. Given that there is no increase in built from the change of use, and the nature of development would go from residential to specialist residential care the proposal would not be considered to result in unacceptable harm to residential amenity of the occupiers/users of the property or land in terms of loss of light, obtrusive appearance or loss of privacy. The proposal is therefore acceptable in terms of policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF state that development should provide safe and adequate access and parking, suitable for all users.

Having consulted WSCC Highways, no alterations are proposed to the existing vehicular access arrangement. The proposed change of use is not anticipated to give rise to a significant material intensification of use of the existing access point and would be acceptable in highways terms. Highways have commented that the current parking arrangements within the site are sufficient for the proposed development. As such, given that there are no apparent changes proposed for vehicular parking provision, no conditions to ensure further parking provision is required to serve the development. The proposals would be in accordance with policies 40 and 41 of the Horsham District Planning Framework (2015).

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

A dedicated Water neutrality statement has been submitted with the application and outlines the existing baseline water consumption of the existing use on site. The existing building comprises 5 bedrooms and whilst it is currently unoccupied, census data has been provided to suggest an occupancy of 3.09 people. The applicant has input flow survey information to outlines that the existing usage would be approximately 155.57 litres per day. When accounting for the current occupancy rate the daily usage would be 480.70 litres per day.

The proposed consumption for the development would be for a 6 bed care home, and whilst average occupancy may be used, in this instance because of the nature of development the occupancy is taken as 6 students and required levels of staff to run the facility. A Part G calculator has been included to outline the individual proposed usage, with a rainwater harvesting system reducing the usage per student to get a usage of 338.82 litres. The combined usage to include staff usage would be 394.30 litres (staff using 56.47litres per day). This would be less than the existing baseline, where the mitigation measures demonstrate a sufficient reduction.

Subject to a condition ensuring the rainwater harvesting mitigation, the proposal would be water neutral.

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

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

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions:

It is acknowledged that the proposal would result in specialist care facilities that would contribute to this provision within the district in accordance with policy 18 of the HDPF. The application is otherwise acceptable in light of relevant development plan policies and would be water neutral.

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-Occupation Condition:** No part of the development hereby approved shall be occupied (or brought into first use) until full details of the water efficiency measures and rainwater harvesting system required by the approved Water Neutrality Statement (received 25.02.2025) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

4 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (received 25.02.2025). No part of the development hereby approved shall be occupied (or brought into first use) until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

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/25/0289
(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
Location plan	Existing Location Plan	2119_001	25.02.2025
Block plan	Existing Block Plan	2119_003	25.02.2025

Floor plan	Existing Ground Floor Plan	2119_005	25.02.2025
Floor plan	Existing First Floor Plan	2119_006	25.02.2025
Elevation plan	Existing Elevations	2119_008	25.02.2025
Elevation plan	Existing Elevations	2119_009	25.02.2025
Floor plan	Proposed Ground Floor Plan	2119_010	25.02.2025
Floor plan	Proposed First Floor Plan	2119_011	25.02.2025
Elevation plan	Proposed Elevations	2119_013	25.02.2025
Elevation plan	Proposed Elevations	2119_014	25.02.2025
Supporting Statement	Technical Note 2: Water Neutrality Statement by Motion dated 12 February 2025	1labro/2501032	25.02.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 23rd April 2025

Authorising Officer sign/initial Tamara Dale Date: