Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1839
Denne Meadows Farm, Denne Road, Horsham, West Sussex, RH12 1JR

DESCRIPTION:

Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond.

RELEVANT PLANNING HISTORY:

HR/17/49	Proposed alts to farm buildings and erection of tractors shed and granary store. (From old Planning History)	Application Permitted on 05.04.1949
HR/62/50	Proposed range of piggeries. Comment: Byelaws. (From old Planning History)	Application Permitted on 08.11.1950
HR/57/53	Proposed farmhouse. (From old Planning History)	Application Permitted on 09.09.1953
HR/91/54	Proposed farmhouse. (From old Planning History)	Application Permitted on 10.11.1954
HR/107/82	Alterations and extension. (From old Planning History)	Application Permitted on 06.10.1982
SQ/86/89	Porch. (From old Planning History)	Application Permitted on 14.11.1989
SQ/109/89	Vehicular access and entrance gate and c/u from agricultural to residential. (From old Planning History)	Application Permitted on 19.02.1990
SQ/10/93	Single storey extension Site: Denne Meadows Cottage Denne Park Horsham	Application Permitted on 17.03.1993
SQ/126/94	Conversion of redundant farm buildings to one 4-bedroomed residential unit and garaging Site: Denne Meadows Farm Denne Road Horsham	Application Permitted on 01.06.1995
SQ/87/01	Erection of agricultural building Site: Denne Meadows Farm Denne Road Horsham	Application Refused on 10.09.2001
SQ/121/02	2-storey extension to provide car-port with bedroom above Site: Denne Meadows Cottage Denne Road Horsham	Application Permitted on 03.12.2002
SQ/26/03	Single storey extension Site: Denne Meadows Cottage Denne Road Horsham	Application Permitted on 09.04.2003
DC/04/2003	Change of use of land to driveway, erection of fencing, gate and cattle grid	Application Permitted on 05.11.2004
DC/12/1091	Erection of front and side extension to existing detached garage to provide a self contained annexe	Application Permitted on 30.08.2012
DC/12/2058	Erection of front and rear extensions and re-roofing of existing garage building to provide a self contained annexe (Revision of DC/12/1091)	Application Permitted on 05.03.2013

DESCRIPTION OF THE SITE

The application site comprises a detached single storey dwelling and associated buildings. The site is located to the south of Denne Road, outside of any defined built-up area boundary. The site is therefore located in the countryside in policy terms, albeit that the built-up area boundary is located approximately 65m to the north of the site. The site comprises land of varying levels, with the ground sloping to the south. The existing dwelling and associated areas of hardstanding to the north are setting within level ground, with the associated detached buildings positioned on varying ground levels due to the slope. The site comprises an area of poorly defined amenity space to the south and east of the dwelling, with the southern-most area of land divided into paddocks.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the demolition of the existing dwelling, outbuildings and agricultural buildings, and the erection of a replacement 4-bed dwelling, 1no. 1-bed annexe and agricultural barn.

The proposed replacement dwelling would be located over the footprint of the existing dwelling and would be utilise the varied ground levels. The proposal would primarily extend accommodate a single storey element which would extend to a similar height as the retained ground level, with a first floor element positioned to the northern section of the building. The upper floor level would incorporate pitched roof gable elements, glazing, and louvered detailing.

The proposed 1no. 1-bed annexe would be located to south-west of the proposed replacement dwelling, and would comprise an 'L' shaped building oriented to face east. The proposal would be single storey and would incorporate a pitched roof and gable features. The proposed materials would comprise timber cladding and corrugated sheet roofing.

The proposed agricultural barn would be located to the south of the proposed annexe and would be oriented to face north. The proposal would comprise a pitched roof with double doors to the northern elevation and doors to the east elevation. The proposal would be finished in vertical timber cladding with corrugated sheet roofing, where solar panels would be installed on the eastern roof slope.

The proposal includes an outdoor swimming pool and a number of reflection rooms.

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Southwater Neighbourhood Plan (2019-2031):
SNP1 – Core Principles

SNP2 – Proposals for Residential Development
SNP9 – Home Standards
SNP10 – Residential Space Standards
SNP14 – Adequate Provision of Car Parking
SNP16 – Design
SNP17 – Site Levels
SNP18 – A Treed Landscape

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).

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

Southwater Design Statement

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:

INTERNAL CONSULTATIONS

HDC Environmental Health: Comments

Historic maps on Environmental Health's mapping system indicate that there has been a farm on the site since c.1910. Given this historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, and the likely presence of made ground soils associated with the current development on the site we are of the view that the ground on the site has the potential to be contaminated.

Given the above and taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition.

HDC Landscape Architect: Comment

The proposed site falls within P1 – Upper Arun Valleys (LCA) as defined by the Horsham District Landscape Character Assessment (2003). Key relevant characteristics of P1 experienced within the site and contextual landscape include: lush valley bottoms with small drained irregularly shaped pastures; occasional curving strips of woodland on valleysides; and mostly rural unspoilt character, except for urban edge influence around Horsham. Planning and Land Management Guidelines state to: conserve

the open character of the floodplain; ensure any small scale development on the valleysides respects historic settlement pattern, form and building materials and is integrated into the existing landscape pattern of small woodlands and hedgerows; conserve and manage valleyside woodland and hedgerows; create new small wetland areas such as reedbeds and marsh; pollard existing willows and plant new ones; and seek to reduce the intensity, extent and visual impact of horse grazing.

The Horsham District Landscape Capacity Assessment (2014) locates the proposed site within Local Landscape Character Area (LLCA) 20: Land to the South of Horsham and looks at the landscape character characteristics and sensitivities at a smaller scale. Landscape Character Sensitivity is identified by the following key relevant traits: undulating landform intersected by the River Arun; there is a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws; and mostly unspoilt rural character…the landscape is in good condition. Visual sensitivity is moderate-high due to the relatively high visual prominence of the landform in the area.

In regard to Landscape Value, LLCA 20 describes the following relevant qualities: ecological and historic interest of small woodlands, river and species rich meadow grassland; moderate tranquillity in the north of the area due to some localised urban influences, but the area has many semi-natural qualities; high amenity value of landscape with rights of way and open access land. The area forms an important green lung on the edge of Horsham and is very well used by local residents; and very important in providing attractive landscape setting to the town.

In the absence of an LVA, have made the professional judgement that while the proposals have been sympathetically designed with the topography in mind, concern remains with the increase in building height and how this would be experienced by the highly sensitive receptors along the PRoW network in close proximity.

The proposed dwelling would be significantly larger than existing and as such would be disproportionate to the size of the existing dwelling, contravening Policy 28 of the HDPF. While the 772m2 increase in overall above ground floor area is a substantial addition, itself exceeding the existing floor area, as referenced above, our chief concern lies with the proposed heights. In some areas these appear to exceed 8m, compared to current elevations which are under 6m for the dwelling and annexe, and roughly 4m and under for the ancillary agricultural structures. This large difference in height may give rise to adverse visual effects. It is noted that a similar refused application for a building on this site with a height of 8m, and subsequent appeal under SQ/87/01, was dismissed for the following reasons, 'it would appear as an incongruous feature in the landscape which would be detrimental to the visual amenities and rural character of the area…My overall conclusion is that the size and siting of the proposed building would detract substantially from the rural appearance of the area'.

It is welcomed that an extent of the development is contained within the topography of the site, and that green roofs will serve to soften longer range views. However, a portion of the proposals will be visually prominent in the landscape and may result in a sense of domestic and residential sprawl, at odds with the undeveloped nature of the surrounding area as observed by users of the PRoWs associated with the countryside.

With this in mind, it is recommended that Type 2 (3D wireline/model) or Type 3 (photomontage/photowire) visualisations are produced and submitted to ascertain the level of adverse effect likely to be experienced by the proposal and proposed mitigation measures that demonstrate how the proposal will protect, conserve or enhance the key features and characteristics of its landscape character area. This must be carried out in accordance with the principles set out within the TGN 06/19 Visual Representation of development proposals prepared by the Landscape Institute (LI).

OUTSIDE AGENCIES

Ecology Consultant (Response dated 06.01.2025): Further Information Required

Not satisfied that there is sufficient ecological information available for determination of this application, and recommend additional information on bats, Hazel Dormouse, and reptiles is provided prior to determination.

The final design proposals are not yet available and therefore it is not known if any of the trees present on site will be removed. It does not appear that a Ground Level Tree Assessment (GLTA) for bats have been undertaken and in order to fully assess the impacts of the proposal, the LPA needs additional information on potential roost features for bats in trees.

In addition, the Preliminary Ecological Appraisal recommends that a reptile survey should be undertaken if any works are proposed within the soft landscaping areas of the site. Therefore, clarification is requested as to whether reptile surveys will be required once the final plans are available.

This information is required to provide the LPA with certainty of likely impacts on legally protected species and to be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent.

Support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species which have been recommended to secure net gains for biodiversity. The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by condition of any consent.

Note from the Full Bat Roost Assessment that a licence for baths will be required before commencement of any works and recommend that a copy of this is secured by a condition of any consent. This is because the dusk emergence surveys in May, June, and July 2024 confirmed the presence of one Common Pipistrelle bat day roost in the house (Building B1), one Common Pipistrelle bat day roost in the office (Building B2) and two Common Pipistrelle bat day roosts in the garage (Building B4). Support the Bat Mitigation Strategy and understand that no other buildings or structures within the site contain potential bat roost features. Support the Precautionary Method Statement for mobile species, including Hedgehog, which should be secured by a condition of any consent.

If external lighting is required, the recommendation that a Wildlife Friendly Lighting Strategy is implemented is supported to avoid impacts from light disturbance. This should be secured by a condition of any consent and implemented in full. A technical specification should be submitted prior to occupation which demonstrate measures to avoid lighting impacts to foraging/commuting bats which are likely to be present within the local area.

Support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species which have been recommended to secure net gains for biodiversity. The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by condition of any consent.

Ecology Consultant (Response dated 05.02.2025): Comment

The Full Bat Roost Assessment (Simlaw Ecology, July 2024) that a licence for bats will be required before commencement of any works and recommend that a copy of this is secured by a condition of any consent. This is because the dusk emergence surveys in May, June and July 2024 confirmed the presence of one Common Pipistrelle bat day roost in the house (Building B1), one Common Pipistrelle bat day roost in the office (Building B2) and two Common Pipistrelle bat day roosts in the garage (Building B4). Support the Bat Mitigation Strategy in Sections 5.7 to 5.26 of the Full Bat Roost Assessment (Simlaw Ecology, July 2024). Understand from the Full Bat Roost Assessment (Simlaw Ecology, July 2024) that no other buildings or structure within the site contain potential bat roost features.

Also note from the Preliminary Ecological Appraisal (EAS Ltd., Updated January 2025) that no trees with bat roost potential will be removed and we therefore agree that no further surveys are required for bats and trees.

Note from the Preliminary Ecological Appraisal (EAS Ltd., Updated January 2025) that there are records of Hazel Dormouse within 1km of the site and the woodland area in the north of the site and the boundary features could support this species. However, no habitat suitable for supporting Hazel Dormouse is to be impacted or lost (Preliminary Ecological Appraisal (EAS Ltd., Updated January 2025)) and therefore agree that no further surveys for this species are required.

Support the Precautionary Method Statement for mobile species, including reptiles and Hedgehog (Priority species), in Sections 4.1.6 and 4.1.9 of the Preliminary Ecological Appraisal (EAS Ltd., Updated January 2025), which should be secured by a condition of any consent.

Now satisfied that there is sufficient ecological information available to support determination of this application. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Appraisal (EAS Ltd., Updated January 2025) and Full Bat Roost Assessment (Simlaw Ecology, July 2024) should be secured by a condition of

any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality. Also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent.

If external lighting is required, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Full Bat Roost Assessment (Simlaw Ecology, July 2024)) to avoid impacts from light disturbance. This should be secured by a condition of any consent and implemented in full. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely to be present within the local area.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Natural England: No Objection subject to securing the mitigation measures outlined within the Water Neutrality Statement

Southern Water: Comment

The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

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. 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.

The proposed rainwater harvesting system should be designed, installed and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.

WSCC Highways: Comment

The site is located on Denne Road, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access which is via a private track which adjoins the publicly maintained highway at Denne Road. The proposed development is not anticipated to give rise to a material intensification of use of the existing access arrangements.

The applicant proposes six car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least five car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed triple-bay garage and parking area are suitably sized and on-site turning appears achievable. No details of cycle parking have been provided. However, the proposed garage could be used to provide secure cycle parking provision which can be secured with a suitably worded condition.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Park Way/East Street. Horsham Train Station is situated approximately 1.6km north of the site.

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.

PUBLIC CONSULTATIONS:

Representations:

3 letters of Support have been received from 3 separate addresses, and these can be summarised as follows:

- Enhance and improve the area
- Environmentally friendly
- Benefit the Horsham community
- Design is an improvement on the current situation
- Enhance the quality of the property

Parish Comments:

None received

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 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, replacement dwellings and ancillary accommodate will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling, and ancillary accommodation will be required to demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

The proposed dwelling would sit on the footprint of the existing dwelling and would extend further to the south, built into the higher ground level. The proposal would incorporate a basement, ground floor and upper floor, albeit that the green roof of the single storey element would extend in line with the higher ground level. The proposed dwelling would measure to an overall floor area of 772m2 which would represent a significant addition in floor area beyond the existing dwelling. It is however noted that most of the floor area of the proposed dwelling would be located on lower ground level and built into the topography of the site. The design of the dwelling would take account of these ground level changes so that the green roof serving the single storey elements would follow the ground levels of the land immediately adjacent. To this effect, the additional floor area would not be overly recognisable from wider

landscape views. It is however acknowledged that the extent of the dwelling would be seen from views from the entrance, although these would be localised due to the enclosed nature of the site.

It is recognised that the proposed dwelling would be significantly larger in floor area than the existing dwelling, where it could not be argued that the replacement dwelling would be proportionate in size to the existing. As such, the proposal would be in conflict with Policy 28 in this regard. It is however acknowledged that the design rationale for the development has sought to minimise visual intrusion and dominance of the proposed development by utilising the varied ground levels in the site. In this manner, the extent of the built form is contained within the topography of the site, with the visual massing of the development similar in form and impact to that of the existing dwelling. This is a material consideration of weight in the planning balance and does provide some justification in favour of the proposal.

The proposal includes 1no. self-contained annexe to be located to the south of the proposed replacement dwelling. It is outlined that the proposal would provide modest ancillary accommodation associated with the main dwelling. While the proposed annexe would provide all the facilities for day to day living, it would be positioned in close proximity to the main dwelling, where access facilities would be shared. Given this physical relationship, it is considered that the use of the building for ancillary purposes could reasonably be controlled by condition.

The proposed barn would be located to the south of the site and would be built over the footprint of existing utilitarian buildings. The proposal would support the maintenance of the wider land holding and is considered to be designed for this purpose.

Although recognised that the proposed development would result in a dwelling of greater floor area than the existing, it is considered that the proposal would sit comfortably within the existing curtilage, where the design would limit the perception of mass and bulk within the wider landscape. On the balance of these considerations, the proposal is not considered to result in a degree of harm that would justify a reason for refusal.

For these reasons, the proposed development is considered acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

SNP16 of the Southwater Neighbourhood Plan states that all development must be of a high quality design, which means facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity; and making sure the design of new development actively responds to other properties in the vicinity. SNP17 continues that new development must utilise existing site levels wherever practically possible and development will not be supported if the final building's height would have an adverse impact on the character of surrounding areas.

It is recognised that the proposed dwelling would be of a large footprint when compared with the existing, where the proposal would be in some conflict with Policy 28 of the HDPF. It is however recognised that the proposal has been designed to reflect the varying land levels, so that much of the footprint would not be overly visible from the wider surroundings. While the proposal would be of a greater height than the existing, and would be visible from the nearby public vantage points along the adjacent footpaths, the proposed landscaping would provide an appropriate buffer that would mitigate the landscape harm.

The proposed dwelling would utilise features and form reflective within the locality and would provide a contemporary twist that is considered to be a of high quality design. The proposed materials and finishes are considered to be appropriate to the context, with the proposal dwelling considered to sit comfortably within the immediate context.

The proposed annexe would be located to south-west of the proposed replacement dwelling, and would comprise an 'L' shaped building oriented to face east. The proposal would be single storey and would

incorporate a pitched roof and gable features. The proposed materials would comprise timber cladding and corrugated sheet roofing similar to the host dwelling, with the overall scale and form considered to be appropriately subservient to the main dwelling. The proposal is considered to sit comfortably within the context and relate sympathetically with the host dwelling.

The proposed agricultural barn would be located to the south of the proposed annexe and would be oriented to face north. The proposal would comprise a pitched roof with double doors to the northern elevation and doors to the east elevation. The proposal would be finished in vertical timber cladding with corrugated sheet roofing, where solar panels would be installed on the eastern roof slope. The design and form of the building is considered to suit the context of the site and would sit comfortably within the wider landscape. Subject to the landscaping proposed, it is considered on balance, that the proposal would be of a high quality design that would sit comfortably within the site and relate sympathetically to the wider surroundings.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Policy SNP16 of the Southwater Neighbourhood Plan states development should not result in unacceptable harm to the amenities of existing and proposed buildings, particularly with regard to privacy, outlook, daylight and sunlight.

Given the siting of the proposed development, set away and at a distance from, nearby residential properties, it is not considered that the proposal would result in harm through overlooking, loss of privacy, or loss of natural light. The proposal is therefore considered to accord with the above policies in this regard.

Highways Impacts:

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

The proposed development would utilise the existing access arrangements, with dedicated parking provided on site. The WSCC Parking Calculator indicates that a total of 5no. car parking spaces would be required for the development, where the plans indicate that 6no. spaces are to be provided. It is therefore considered that sufficient parking would be provided on site.

Following consultation with WSCC Highways, it is not anticipated that the development would result in a material intensification in use of the access, and it is considered that the proposal would not result in adverse harm to the function and safety of the highway network in this regard.

For these reasons, the proposed development is considered to accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The Applicant has submitted a Preliminary Ecological Appraisal reference 650/GB/DenneMdwsFrm/PEA by Environmental Assessment Services Ltd dated November 2023. This outlines that the site is considered to have relatively high ecological value due to the mosaic of grassland habitat, and large

quantity and diversity of trees and shrubs, as well as connectivity to the adjacent Chesworth Farm, a Local Wildlife Site. The site, including the existing buildings, is thought to have potential to support protected species, for which further surveying is recommended. The Report recommends certain measures be carried out during the construction phase, with enhancement measures also proposed.

Following consultation with the Council's Ecologist, initial concerns were raised regarding the information submitted, specifically relating to Bats, Hazel Dormouse and Reptiles. Further information was requested in the form of a Ground Level Tree Assessment (GLTA) for bats and a Reptile Survey.
The Applicant submitted these additional details, and following re-consultation, the Ecologist has concluded that the information provided is sufficient, and subject to appropriate conditions, there are no ecology objections to the proposal. The mitigation and enhancements measures are considered to be acceptable and would be secured by condition.

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.

The Applicant has submitted a Technical Note 1: Water Neutrality Statement by Motion dated 06.11.2024. The proposed development relates to a replacement dwelling where the existing 4-bed dwelling would be demolished and a replacement 4-bed dwelling erected, alongside 1no. 1-bed annexe, 1no. agricultural building, a swimming pool, hot tub, refection pools, steam room, dog shower, and snow room. The proposed water demand would total 640.60 litres per day without mitigation.

The Water Neutrality Statement outlines that the existing baseline is calculated using an Existing Flow Survey, where the total water consumption was found to be 125.99 litres per person per day. It has been confirmed that the existing 4-bed dwelling is not currently occupied, with no water meter readings available. As such, the existing baseline has been calculated using the average occupancy for a 4-bed dwelling of 2.86 persons. The existing demand is therefore calculated to be 360.32 litres per day.

The Water Neutrality Statement outlines that the proposed development would utilise water efficient fixtures and fittings to reduce the water demand to 111.37 litres per person per day for the 4-bed dwelling and 88.35 litres per person per day for the 1-bed annexe. This would result in an overall demand of 318.53 litres per day for the 4-bed dwelling and 116.62 litres per day for the 1-bed annexe.

Subject to mitigation measures, the overall water demand for the development would be reduced to 553.25 litres per day. To further reduce water demand, rainwater harvesting would be collected for toilets and washing machine. Based upon the roof area of the relevant buildings and in accommodating the various roof slopes, the collected water demand would be 27.99 litres per person per day and 80.05 litres per day for the 4-bed dwelling and 27.99 litres per person per day and 36.95 litres per day for the 1-bed annexe. Based upon the rainwater collection figures, the total water demand would be reduced to 436.25 litres per day.

The proposed development would have a remaining water demand of 75.94 litres per day. This demand would need to be addressed through water offsetting. The Water Offsetting strategy seeks to purchase water credits to retrofit an existing House in Multiple Occupation (HMO) in Crawley known as 42 Caburn Heights. The Water Neutrality Statement outlines that the existing flow survey for the dwelling, based upon 7 occupants, evidences a demand of 986.99 litres per day. It is proposed to install flow restrictors to the kitchen and bathroom taps to reduce water consumption at the property. In addition, the bath in Bathroom 2 would be disconnected. The Part G Water Calculator indicates that the water demand of the property would be reduced to 91.19 litres per person per day, where the overall water demand would be reduced to 638.30 litres per day. This would be a total reduction of 348.68 litres per day.

The proposed water offsetting strategy would be sufficient to address the demand of the proposed development, and the proposal is therefore considered water neutral subject to conditions to secure the proposed mitigation measures and the completion of a s106 Legal Agreement to secure the water offsetting strategy. As such, 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 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters:

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Should the development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

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 submitted a Biodiversity Metric which demonstrates a 28.39% net gain is achievable by way of significant onsite biodiversity gains. A legal agreement has been completed to secure the maintenance and monitoring of the significant onsite biodiversity gains for the required 30 years.

Conclusions:

The proposed development is considered to comply with all local and national planning policies.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	1200.71	324.89	875.82
All Other Development	171.52		171.52
		Total Gain	
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation:

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, excluding demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

(a) All trees on the site as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
(b) 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.
(c) 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.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development, excluding demolition pursuant to the permission hereby granted, shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

(a) Purpose and conservation objectives for the proposed enhancement measures;
(b) Detailed designs to achieve stated objectives;
(c) Locations of proposed enhancement measures by appropriate maps and plans;

(d) Persons responsible for implementing the enhancement measures;
(e) Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

5 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Technical Note 1: Water Neutrality Statement reference 1gbhor/2310091 dated 06.11.2024). No unit hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the greywater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained and operated as such at all times thereafter.

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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan reference PL.003 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with plan reference PL.003. These facilities shall thereafter be retained for use at all times.

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

10 **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).

11 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form, approved plans, and contained within the Design and Access Statement reference GH594 dated November 2024.

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).

12 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal by Environmental Assessment Services Ltd dated January 2025.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

13 **Regulatory Condition**: The annexe accommodation, as shown on the approved plans, hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Denne Meadow Farm, Denne Road (as outlined in red on the approved plans) as a dwelling 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/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: The barn hereby, as shown on the approved plans, permitted shall be used for agricultural purposes only, 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.

15 **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, AA, B, and C of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) 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 due to design and interest of the approved dwelling, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: No 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).

Note to Applicant - Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/24/1839
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Denne Meadow Farm - Basement General Arrangement as Proposed	PL.006 REV A	28.11.2024
Elevation plan	Denne Meadow Farm - Exterior Elevations as Proposed	PL.007	28.11.2024
Elevation & Floor plan	Denne Meadow Farm Annex - General Arrangement and Exterior Elevations as Proposed	PL.008	28.11.2024
Elevation & Floor plan	Denne Meadow Farm Barn - General Arrangement and Exterior Elevations as Proposed	PL.009	28.11.2024

Supporting Docs	Technical Note 1: Water Neutrality Statement by Motion dated 6 November 2024	NONE	28.11.2024
Supporting Docs	Full Bat Roost Assessment by Simlaw dated 24 July 2024	SE23-1241b V.01	28.11.2024
Supporting Docs	Preliminary Ecological Appraisal by Environmental Assessment Services Ltd dated November 2023	650/GB/DenneMdwsFrm/PEA	28.11.2024
Location plan	Denne Meadow Farm - Site Location Plan as Proposed	PL.001	10.01.2025
Block plan	Denne Meadow Farm - Site Block Plan as Proposed	PL.002	10.01.2025
Site plan	Denne Meadow Farm - Site Plan as Proposed	PL.003	28.11.2024
Floor plan	Denne Meadow Farm - Ground Floor and Basement as Proposed	PL.004 REV B	06.12.2024
Floor plan	Denne Meadow Farm - First Floor and Roof Plan as Proposed	PL.005	06.12.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 22.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.09.2025